



Offers Over  
**£675,000**

## 49 Juniper Avenue

Juniper Green | Edinburgh | EH14 5EE

An exceptionally appealing modern detached villa, quietly tucked away at the end of a no through lane backing onto open fields, in the desirable village of Juniper Green

-  4 bedrooms
-  2 public room
-  2 bathrooms
-  Driveway and garage
-  Private front and rear gardens
-  EPC rating – B
-  Council tax band- G



## Description

The property is in superb move-in condition throughout, rests on a generous plot and offers well-proportioned and flexible living, close to good local schooling, beautiful outdoor spaces and convenient transport links to the city centre.

The ground floor accommodation is accessed via an entrance vestibule and briefly comprises; hallway with stair to the upper level, built-in storage cupboard and convenient downstairs WC, comfortable bay fronted reception room with attractive flooring, coving to ceiling and doors leading through to the kitchen. A spacious reception/dining kitchen which enjoys a bright west facing aspect and acts as a wonderful hub of the house with near floor to ceiling sliding doors opening out to the rear garden. The kitchen area has been fitted with a superb range of sleek modern base and wall mounted units, complete with breakfast bar, contrasting worktops and a variety of integrated appliances. Off the kitchen there is a useful utility room, with clothes pulley, sink and plumbing in place for a washing machine.

On the upper-level there is generously sized principal bedroom with fitted wardrobes and contemporary en-suite shower room, three further double bedrooms all with storage, and main family bathroom with stylish three-piece white suite, tasteful décor and over-bath shower with splash screen.

The property also benefits from a hybrid air source heat pump.



## Extras

All integrated appliances, white goods, blinds and curtains.

## Gardens and Parking

To the front of the house a monobloc driveway and single garage provide superb off-street parking/overspill storage. Undoubtedly one of the standout features of this impressive home is the substantial west facing garden located to the rear. Fully enclosed and family friendly, the garden includes a large area of lawn with mature tree backdrop and a paved seating area to relax and dine during the warmer months. The garden has a lovely tranquil feel and backs on to open farmland.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

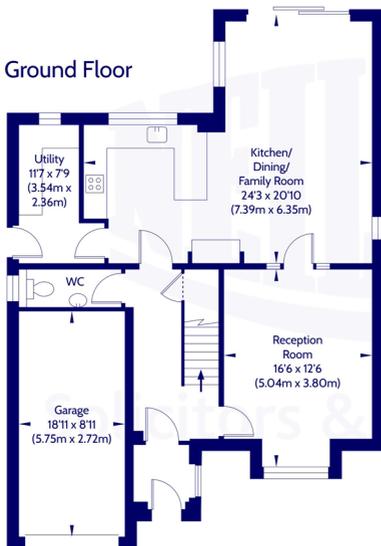
The historic mill village of Juniper Green lies to the southwest of the city centre close to Colinton, Currie and Balerno. The area is ideal for the commuter with the City Bypass on hand, the nearby Curriehill Railway Station together with regular public transport serving the city centre. The house is in the catchment of two excellent schools, Juniper Green Primary School and Currie High School. The area has a range of local retailers providing everyday requirements with many larger supermarkets close by including Sainsbury's at Inglis Green Road. The Gyle shopping centre and Hermiston Gait retail park are also within easy reach providing a further range of shops and services. Excellent leisure and recreational facilities are available locally including several golf courses, tennis courts, Craiglockhart Sports Centre, Pentlands Regional Park and walks along the Union Canal and the Water of Leith. The village is ideal for those commuting to the Riccarton campus of Heriot Watt University, Gogarburn or Edinburgh Business Park. The area is well placed for access to the national motorway network, the Queensferry Crossing and Edinburgh International Airport.



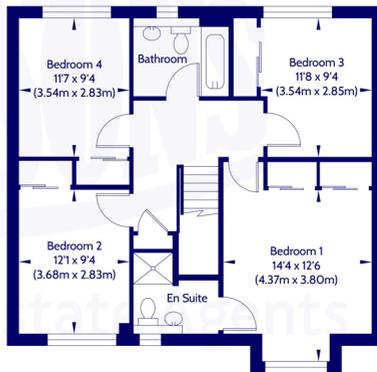


Approx. Gross Internal Floor Area 152 Sq M / 1638 Sq Ft.

### Ground Floor



### 1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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