

13 Woodhall Drive, Juniper Green, Edinburgh, EH14 5BX



Description

Rarely available extended two bed lower flat enjoying its own main door access commanding enviable setting in the highly desirable leafy suburb of Juniper Green, within walking distance of the local primary school, Baberton Golf Club, Bloomiehall Park and village shops. The property would make an ideal purchase for any first-time buyer, young professionals or those seeking to downsize and provides well proportioned living space offering all modern comforts.

- Hallway
- Living room
- Kitchen/dining room
- Two double bedrooms
- Bathroom with white suite and shower
- Gas central heating and double glazing
- Private gardens to the front and rear
- On street parking

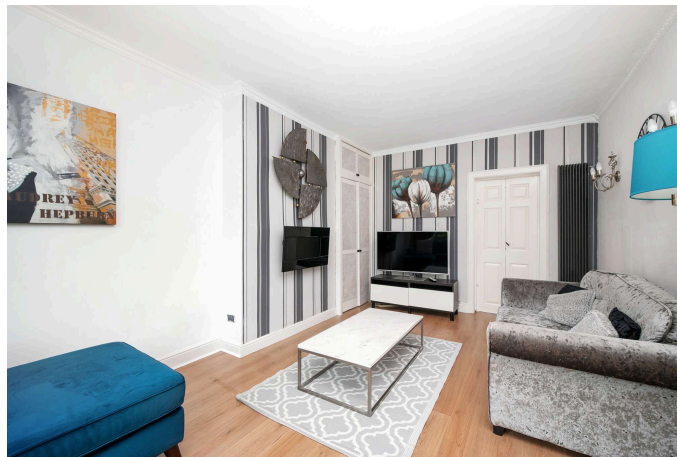
Extras

The oven, hob, dishwasher, washing machine and fridge/freezer are included. All furniture/items can be left within the property if preferable. Interested parties should note that no warranties or guarantees will be provided with regard to the working condition of any of the services or appliances.

EPC Rating: C

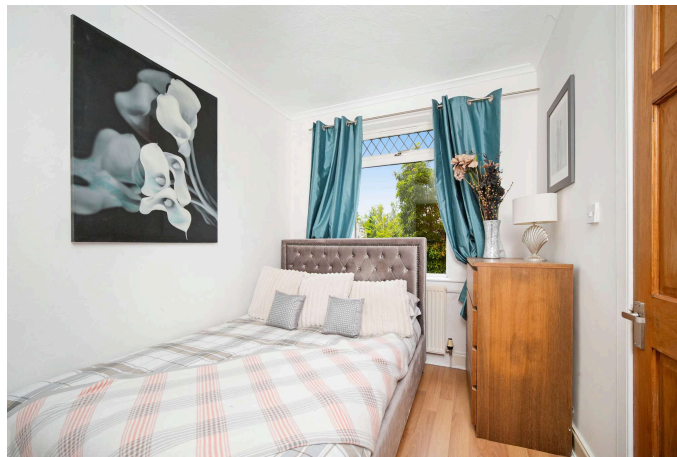
Price and Viewing

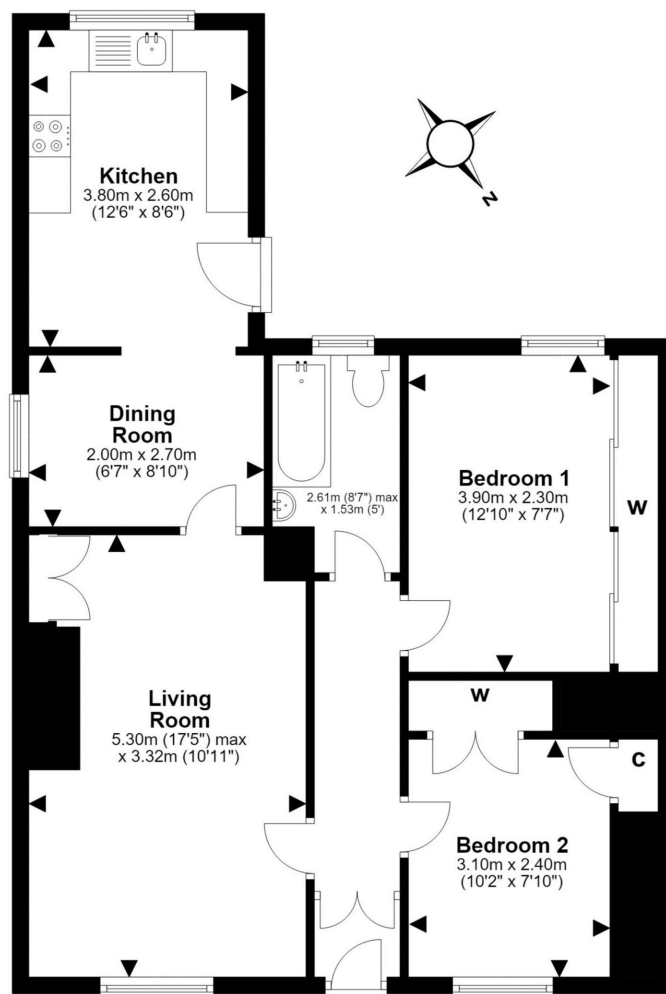
For price and viewing information or further details on this property please contact us on 0131 557 3188.



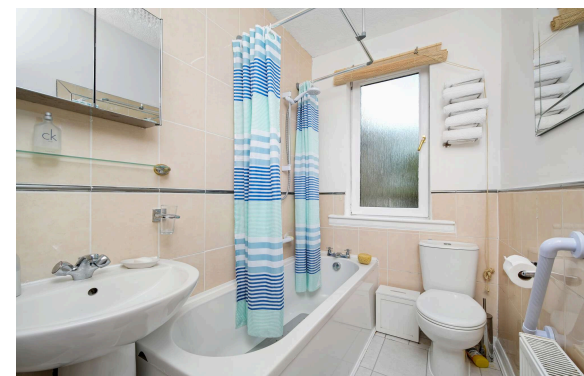
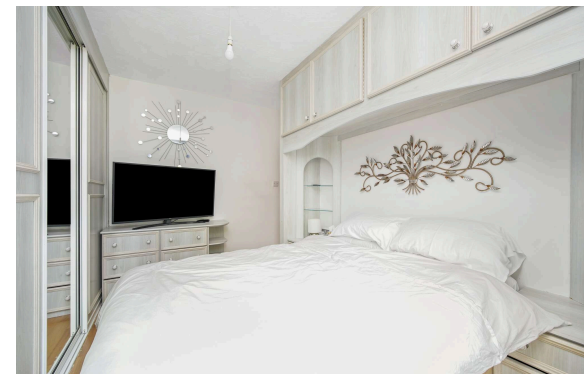
Location

Nestled on the banks of the picturesque Water of Leith, at the foot of the majestic Pentland Hills, the exclusive village of Juniper Green offers idyllic country living just five miles from the city centre. Enveloped by dense woodland and luscious green fields, the area has retained a charming village atmosphere, affording residents a relaxed, laid-back lifestyle close to the hustle and bustle of the capital. Given its favourable greenbelt location, Juniper Green is the perfect base from which to enjoy a wealth of outdoor pursuits including walking and cycling along the Water of Leith, hiking and horse riding in the rugged Pentland Hills National Park or dry-slope skiing at the Midlothian Snowsports Centre. Golf enthusiasts also have their pick of renowned golf courses nearby including Baberton, Kingsknowe and Swanston golf clubs. Juniper Green is well-served by local amenities including shops, cafés, pubs, a restaurant, and chemists, with more extensive shopping facilities available at nearby Hermiston Gait Retail Park and in neighbouring Colinton and Balerno. Juniper Green enjoys access to an excellent range of state schools from nursery to secondary level, whilst also being well-placed for some of Edinburgh's leading private schools. The area is ideally situated for commuting owing to the proximity of Edinburgh City Bypass and the M8/M9 motorway networks, as well as convenient public transport links into the city centre and beyond.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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