



Offers Over
£699,000

10 Lanark Road West

Juniper Green | Edinburgh | EH14 5ER

An impressive and highly versatile modern detached house extending to approximately 313 square metres, located in the desirable Juniper Green district. With two self contained annexes, private gardens and generous parking, the property offers outstanding flexibility for family living, home working or income generation.

- 8 bedrooms
- 4 reception rooms
- 5 bathrooms
- Private front and rear gardens
- Multi-car driveway
- EPC rating – B
- Council tax band - G



Description

This substantial modern detached home occupies a prime position on the border between Juniper Green and Currie, two of Edinburgh's most popular suburbs, close to excellent schools, a wide range of local amenities and superb transport links into Edinburgh and beyond. Thoughtfully extended and configured, the property offers exceptionally flexible accommodation over two floors, making it ideally suited to growing families, multi-generational living or purchasers seeking generous space to work from home.

The principal house provides a series of well proportioned reception rooms, a spacious kitchen and utility, and a range of bedrooms and bathrooms that can adapt easily to changing needs.

Two self-contained annexes have been incorporated into the overall design, offering superb potential for additional rental income, independent accommodation for relatives or professional home working suites, while remaining capable of reintegration into the main house if required.

There is further scope to extend the property, subject to the usual planning consents, allowing a purchaser to tailor the home to their own long term requirements. The property also benefits from solar panels with battery storage, gas central heating and full double glazing, enhancing energy efficiency and year round comfort. Furthermore, a large floored attic provides abundant storage space. Overall, this is a rare opportunity to acquire a highly versatile family home of significant scale in one of Edinburgh's most desirable suburban locations, combining immediate flexibility with excellent future potential.



Extras

The white goods, curtains, blinds and light fittings shall be included in the sale.

Gardens and Parking

Substantial garden grounds surround the property with the generous rear garden offering the ideal spot for relaxing or al fresco dining during the warmer months. To the front, the property is set back and up from the road with a generous area of garden and mature hedge providing a high degree of privacy. A large driveway provides ample parking for multiple vehicles.

Viewing

By appointment through Neilsons (0131 625 2222).





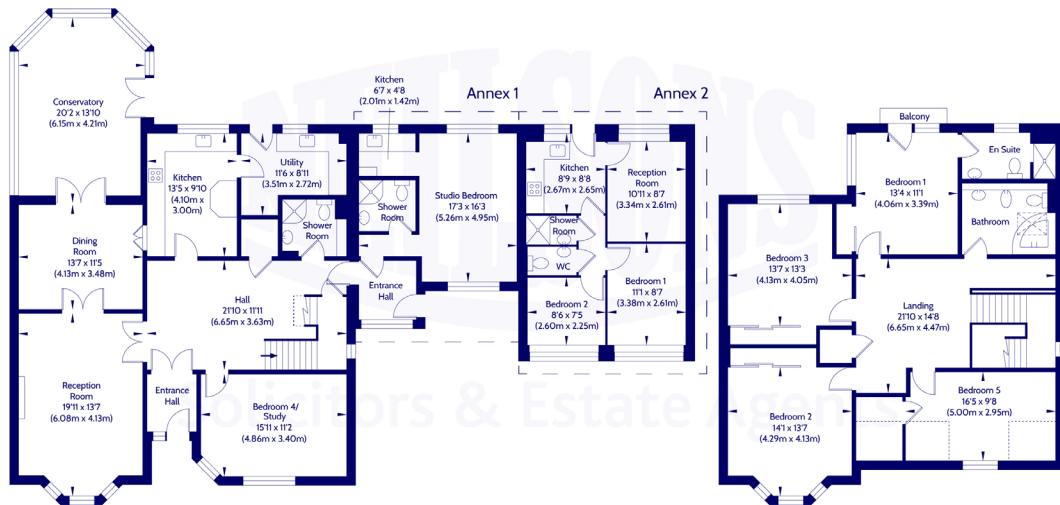
Location

The historic mill villages of Juniper Green and Currie lie to the southwest of Edinburgh, approximately 5 miles from the city centre. The area is ideal for the commuter with the City Bypass on hand linking the main Scottish motorway network, the Queensferry Crossing and Edinburgh International Airport, Curriehill Railway Station is nearby and regular public transport serves the City Centre and surrounding areas. Highly regarded local schools are available within walking distance of the property from nursery to secondary level with the independent George Watsons College and George Heriots also available on direct bus routes. 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, The Pentland Hills Regional Park and picturesque walks along the Union Canal and the Water of Leith. The location is ideal for those commuting to the Riccarton campus of Heriot Watt University, Gogarburn or Edinburgh Business Park.





Approx. Gross Internal Floor Area 313 Sq M / 3371 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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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[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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✉ mail@neilsons.co.uk

📞 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

