

622 LANARK ROAD

JUNIPER GREEN, EDINBURGH, EH14 5EW

4 BED | 1 BATH | 2 PUBLIC





TAKE A LOOK INSIDE

Situated in the established residential area of Juniper Green to the west of Edinburgh, this bright and well-proportioned double upper flat offers spacious accommodation arranged over two floors. With four generous double bedrooms, a private rear garden, excellent storage and on-street parking, it provides a versatile home with a wealth of attractive period features and an array of local shops and amenities close by.

The entrance vestibule, with its original terrazzo tiled floor, leads into a spacious central hall. The south-facing sitting room is a particularly bright and welcoming space, with a fine stone fireplace forming an attractive focal point. A simple yet elegant cornice, press cupboard and wall panelling add further character.

KEY FEATURES

- Bright, well proportioned double upper.
- Four spacious double bedrooms.
- Private garden to the rear of the property.
- On-street parking.
- Located in the popular residential area of Juniper Green to the west of Edinburgh.
- An array of local shops and amenities nearby.
- EPC Rating - C
- Council Tax Band - E







The sleek and stylish modern kitchen/dining room features handle-less base cabinetry incorporating an electric hob, oven and extractor hood, with ample room for a dining table and chairs.

A useful utility room or second kitchen lies off the dining area and is fitted with further wall and base-mounted cabinetry incorporating a gas hob, double oven and extractor hood.

Two spacious double bedrooms are also located on this floor, both benefiting from beautiful original fireplaces which add considerable character and charm.

The family bathroom completes the first-floor accommodation and includes a bath with shower over, WC and wash hand basin.



CONTINUED...

The second floor provides two further bright and spacious double bedrooms, with natural light flooding in through Velux skylights.

There is also excellent eaves storage, conveniently accessed from both the hall and the second double bedroom.

Externally, the property benefits from an enclosed, large private garden to the rear, while on-street parking is available nearby.

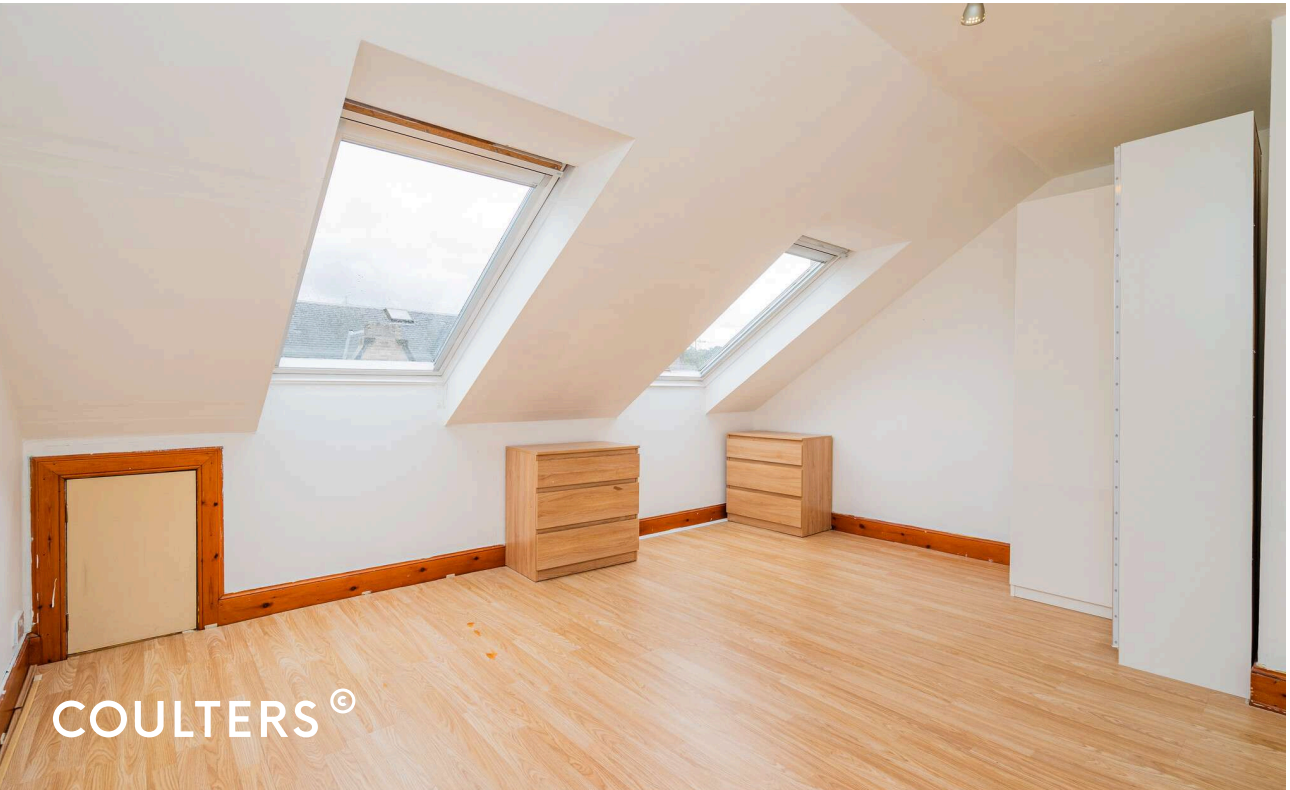
EXTRAS

All blinds, curtains, light fittings, fitted flooring and white goods are included in the sale price.









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THE LOCAL AREA

Nestled on the banks of the picturesque Water of Leith at the foot of the Pentland Hills, the village of Juniper Green offers idyllic country living just five miles from the city centre.

Enveloped by woodland and 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. It is the perfect base from which to enjoy outdoor pursuits including walking and cycling along the Water of Leith, hiking and horse riding in the Pentland Hills or dry-slope skiing at the Midlothian Snowsports Centre. Juniper Green Tennis Club is also right on the doorstep.

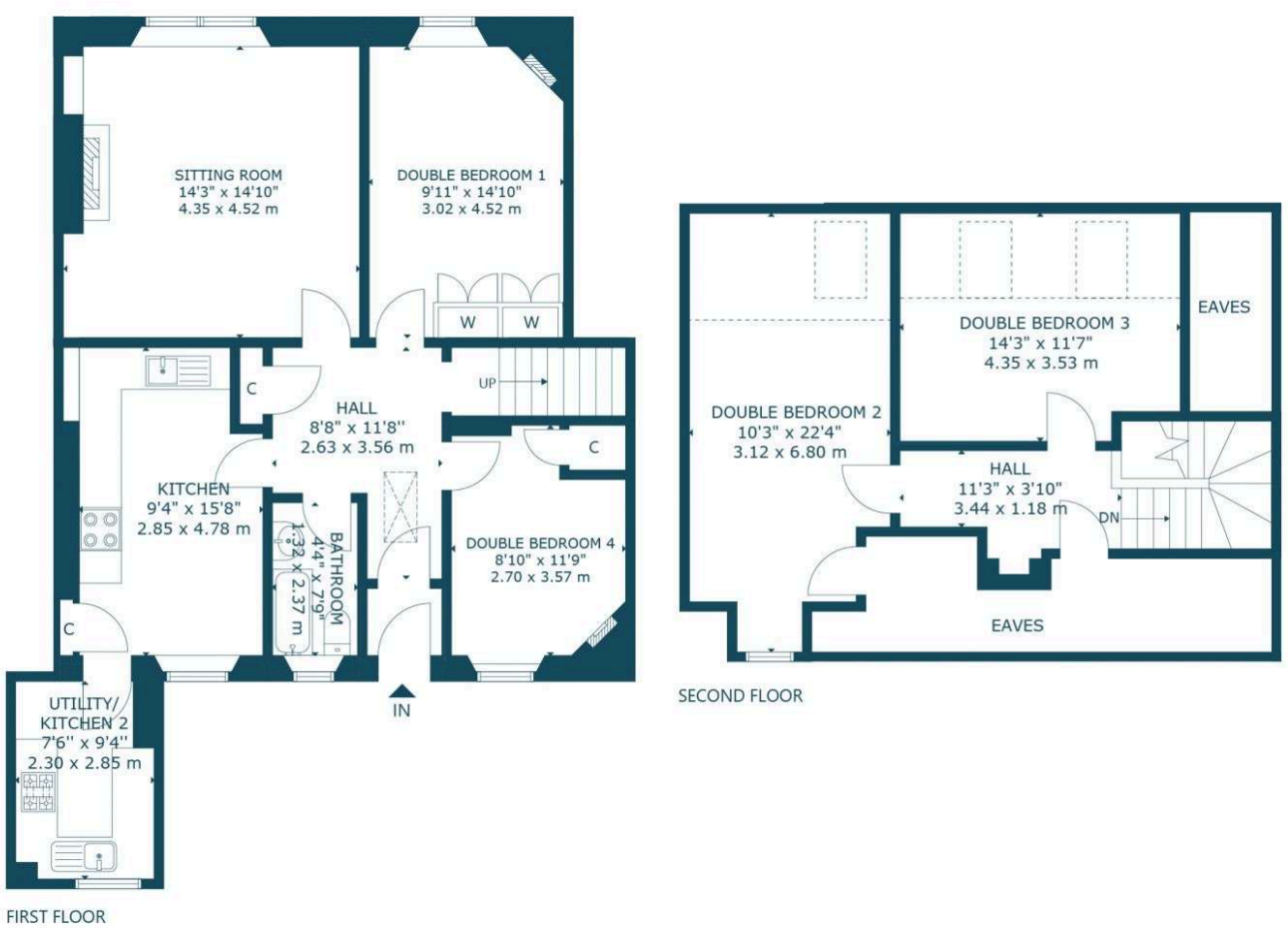
The village is well-served by local amenities including shops, garden centre, café, pubs, a restaurant and chemists, with more extensive shopping facilities available at nearby Hermiston Gait Retail Park and in neighbouring Colinton and Balerno.

The property is in catchment for Juniper Green Primary School, St Cuthbert's RC Primary School, Currie Community High School and St Augustine's RC High School.

There is easy access to Edinburgh City Bypass and the M8/M9 motorway networks, as well as convenient public transport links into the city centre and beyond.

HOME REPORT VALUATION: £380,000


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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,251 SQ FT / 116 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.