










**Fixed Price**  
£199,995

## 14/5 Juniper Place

Juniper Green | Edinburgh | EH14 5TX

Enjoying a peaceful location in the heart of the charming village of Juniper Green, this bright top floor (2nd) flat offers spacious accommodation in move-in condition.

-  2 Bedrooms
-  1 Reception Room
-  1 Bathroom
-  Large shared gardens
-  Parking
-  EPC Rating – C
-  Council Tax Band – D



## Description

Nestled at the end of a quiet residential cul-de-sac, this bright 2nd floor (top) flat forms part of a small development and benefits from open views to the rear, and roof top views of the village to the front. The accommodation is offered for sale in excellent decorative order and is sure to suit a variety of purchasers. The well-kept shared stair leads to the 2nd floor where the front door opens to an entrance vestibule with useful built-in storage cupboard and door to the hallway. The central hallway has a large walk-in storage cupboard and doors to the reception room, both bedrooms and the bathroom. Enjoying far-reaching views to the rear, the generous reception room offers ample space for both living and dining furniture and has a sliding door to the kitchen, creating a sociable connection between the spaces and offering the perfect setting for entertaining. The kitchen is fitted with a cheerful range of red gloss units with integrated oven, hob, cooker hood and microwave with the fridge freezer, dishwasher and washing machine also included in the sale. There are two good sized double bedrooms, both with built-in wardrobes and a smart, modern bathroom with white suite and over-bath power shower. Benefits on offer include electric heating from modern storage and convection heaters and full double glazing.



## Extras

The fitted floor coverings, curtains, blinds and light fittings are to be included in the sale. The aforementioned white goods in the kitchen are also to be included. Items of furniture are available by separate negotiation.

## Gardens & Parking

The property benefits from large, mature shared gardens to the rear which are adjacent to farmland and bordered by attractive mature trees. Residents on street parking is available.

## Viewing

Please contact Neilsons on 0131 625 2222



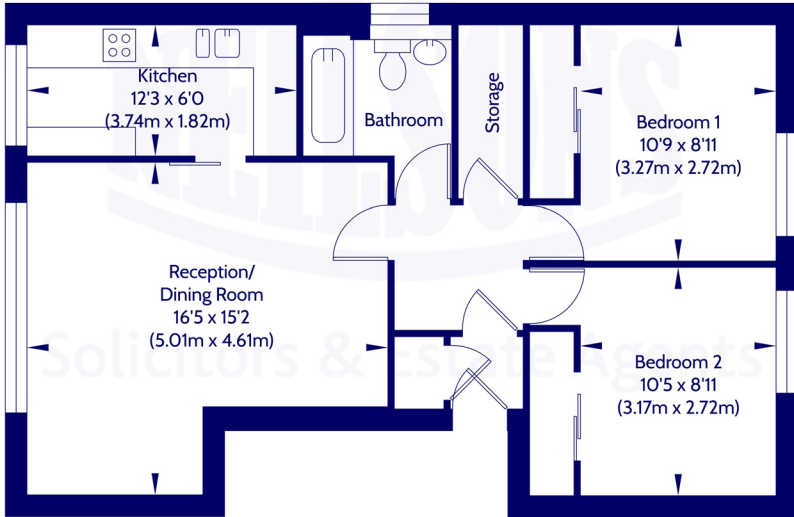


## Location

Juniper Place is an attractive cul-de-sac within the historic conservation village of Juniper Green, this former milling village enjoys a tranquil setting above the Water of Leith and borders the Pentland Hills Regional Park. This peaceful setting belies the convenience of the area which offers excellent transport links to Edinburgh city centre and the surrounding areas, with regular local bus services just a short walk from this property. The village offers a wealth of local shops and services to provide for day to day needs, with a wider choice of shopping and supermarkets within a short drive at Hermiston Gait, Chesser or The Gyle. A wealth of recreational facilities are on hand with walking and cycle routes making this the ideal location for those who enjoy the outdoors, with a variety of sporting activities and clubs also available nearby. Highly regarded local schools are available from nursery to secondary level with Heriot Watt University's campus also close by.



Second Floor  
Approx. Internal Area 62.32 Sq M / 671 Sq Ft.  
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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