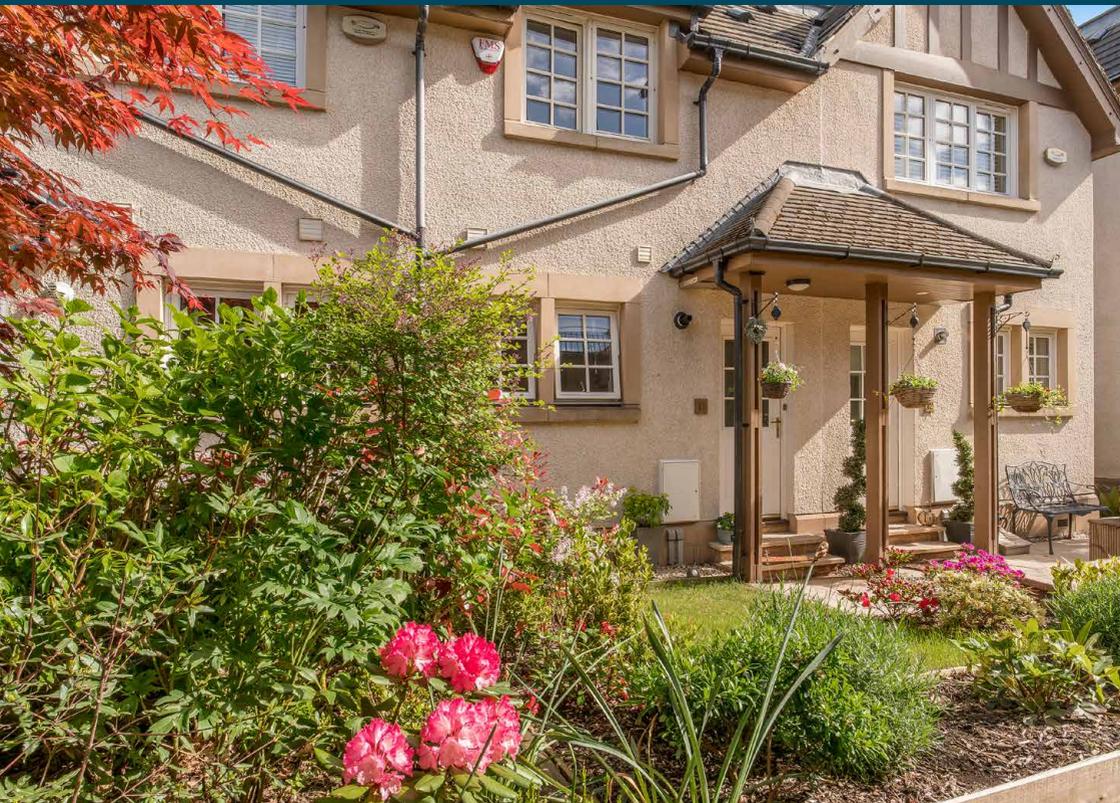


COULTERS<sup>®</sup>

11 Lorimer View  
Juniper Green, Edinburgh  
EH14 5DL



Brought to market in true move-in condition, this spacious, two-bedroom, two-reception room, mid-terrace house forms part of a sought-after development in prestigious Juniper Green. It represents an outstanding home for a wide demographic, and includes contemporary fixtures and fittings throughout. Furthermore, it has a leafy green setting within easy reach of the city centre.

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The property comprises:

- Charming mid-terrace house
- Inviting hall with storage & WC
- Spacious living room with electric stove & hearth
- Versatile dining room extension with access to garden
- Contemporary fitted kitchen with integrated appliances
- Two airy double bedrooms with built-in wardrobes & shuttered windows
- Luxurious shower room
- Fully-floored attic with Ramsay ladder
- Real oak flooring on the ground floor
- Large, private store
- Private rear terrace with southeast aspect and leafy views
- Private front garden & communal rear garden
- Allocated residents' parking with potential for EV charge point
- Gas central heating via a new boiler
- Double-glazed windows throughout with integrated alarm system

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances (oven, gas hob, microwave, fridge/freezer, and washing machine) to be included in the sale.

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## Juniper Green, Edinburgh

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, bank 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-pled 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.



## WELCOME HOME<sup>®</sup>

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coultersproperty.co.uk

### Terms & Conditions

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.