



A beautifully presented ground floor flat with views onto the Water of Leith, located in a peaceful development in a sought after residential area. Neutrally decorated and benefitting from gas central heating, double glazing and two bathrooms, this two bedroomed home offers spacious accommodation presented in move in condition.

A popular residential district lying less than 6 miles south west of Edinburgh City Centre, Juniper Green is well served by local amenities with a range of shops and facilities located in Juniper Green and Colinton Village whilst Hermiston Gait and The Gyle Shopping Centre are a short drive away.

There are good transport links into Edinburgh with regular buses along Lanark Road, as well as easy access to the city bypass, motorway network and Edinburgh Airport making it ideal for the commuter.

Juniper Green lies at the foot of the Pentland Hills, which boast a wide range of outdoor activities and nearby sporting facilities include golf, bowling and tennis clubs. There are delightful woodland walks along the Water of Leith which can be followed through Colinton all the way to Stockbridge and the vibrant Waterfront at Leith.

The schools at primary and secondary level in the area are highly sought after.

Home Report

Please visit: www.allingham.co.uk or www.espc.com

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Accommodation

Entrance hall with two large storage cupboards

Large lounge with views onto the Water of Leith and space for a dining table

Breakfasting kitchen fitted with a range of modern complimenting base and wall units and integrated appliances - electric oven, gas hob and extractor, microwave, dishwasher, fridge/freezer and washing machine

Main bedroom with two fitted wardrobes and ensuite shower room

Further double bedroom with fitted wardrobes

Bathroom with modern white 3 piece suite with shower over bath, glass shower screen, and heated towel rail

Underfloor heating in the bathroom and en-suite shower room

Gas central heating and double glazing throughout

Laminate wooden floor to living areas, carpeted bedrooms and ceiling spotlights in all rooms

Residents parking

Communal bin store and communal bike store

Well maintained communal garden grounds



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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
80.5m²

