



lindsays

The Hayloft, 4/2 Juniperlee,
Juniper Green, EH14 5UA

"A wonderful three bedroom flat in a former Victorian stable block, in the desirable Juniper Green"

- Entrance vestibule
- Open plan living kitchen
- Principal bedroom
- En-suite shower
- Two further double bedrooms
- Family bathroom
- Gas Central Heating
- Double glazed
- Parking space

EPC Rating C

OFFERS OVER £310,500



Description

This three bedroomed spacious flat forms part of a Victorian stable block within the highly desirable village of Juniper Green in South West Edinburgh. The Hayloft, a nod to its former history, represents an excellent opportunity to purchase just one of a handful of homes in Juniperlee. The property is immaculately presented throughout and the entry from the south facing cobbled courtyard into the entrance vestibule sets the tone. The Hayloft entrance has a lovely stripped wooden floor leading to a cloak room and utility area and to a carpeted stair leading to the first floor. The living space is entirely open plan and flooded with natural light from dual aspect windows and enhanced by a wealth of period features including timber beams and a raised fireplace with brick surround. The kitchen in contrast has a range of modern units and integrated appliances and lies adjacent to a spacious dining area. From this open plan area there is access to a superb loft which offers ample storage and has the benefit of double-glazed skylight windows. A hallway provides access to other rooms including a lovely split-level principal bedroom which benefits from an ensuite shower room and built-in wardrobes. There are two further double bedrooms, one of which is currently used as a study and a family bathroom with a three-piece suite. Externally, there is a well-kept south facing courtyard with a delightful planted border including two productive apple trees and allocated parking. The property is fully double glazed apart from the sash and case window at the entrance and has a gas central heating system.

Area

Juniper Green is a delightful suburb lying approximately 4 miles from the city centre, just beyond the city by-pass and within sight of the Pentland Hills. It is a popular and attractive place to live with excellent access not only into the city but also to the central motorway network, the Forth Bridges and Edinburgh International Airport. Whilst the village comprises a selection of small specialty shops and businesses, including a dentist and opticians, Hermiston Gait and the Gyle centre are within a 5/10 minute drive and offer a number of high street names, including Marks & Spencer and a large branch of Tesco. Leisure options are plentiful. The Pentland Hills Regional Park offers endless opportunities for hillwalking, cycling, running, swimming and fishing. There are several golf courses within close proximity and the Water of Leith path provides leafy walks through nearby Colinton to Stockbridge and Leith, and links with the city's cycle path network. The village is also served by a very regular bus service.

Viewing

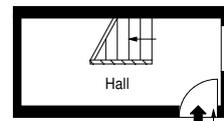
by appointment contact Lindsays on propertyadmin@lindsays.co.uk



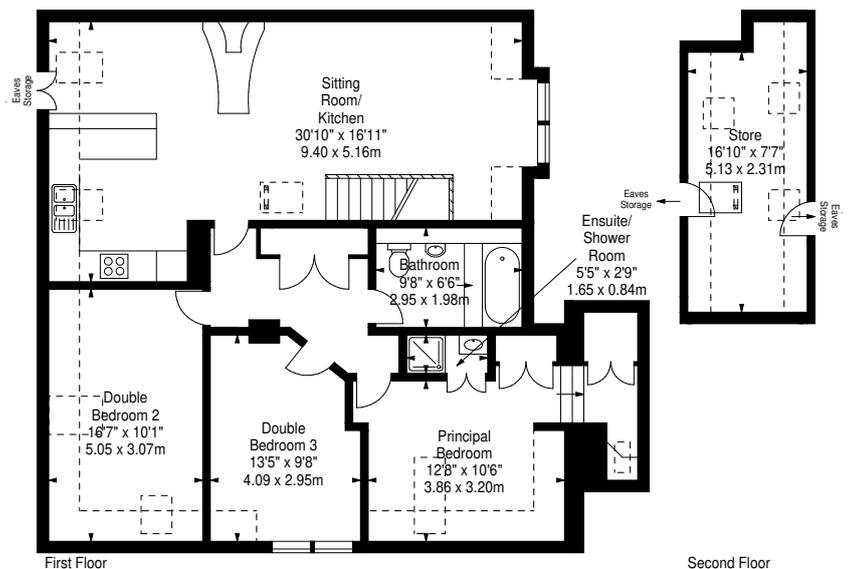
Juniperlee,
Juniper Green,
Midlothian, EH14 5UA



Approx. Gross Internal Area
1342 Sq Ft - 124.67 Sq M
For identification only. Not to scale.
© SquareFoot 2022



Ground Floor Entrance



T: 0131 229 4040 E: edinburghproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.