

OFFERS OVER £220,000

32 Belmont Road
Edinburgh, EH14 5DY

drummondmiller
Solicitors & Estate Agents



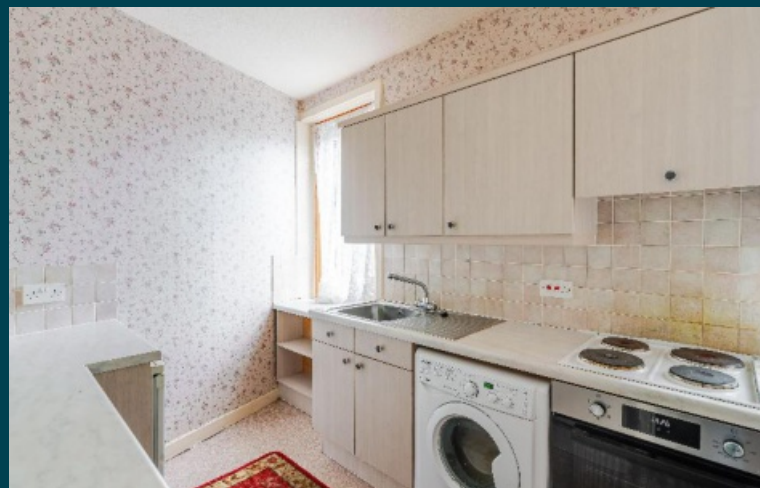
- Spacious Two-Bedroom Upper Villa with Large Private Garden
- Spacious two-bedroom upper villa
- Generous living room
- Separate fitted kitchen
- Large garden a particularly desirable feature for an upper villa

Description

Drummond Miller is delighted to present this spacious two-bedroom upper villa, offering well-proportioned accommodation and excellent potential for modernisation.

The property is accessed via an external staircase leading to the entrance vestibule and hallway. The bright living room provides a generous reception space, while the separate kitchen is positioned to the front of the property. There are two well-proportioned double bedrooms, with the second bedroom benefiting from a built-in wardrobe. A bathroom completes the accommodation competer with electric shower over bath.

Requiring some modernisation, the property offers an excellent opportunity for a buyer to update and personalise the accommodation to their own taste. Externally, the property benefits from a particularly large garden, which is a notable feature for an upper villa.





Central Heating and double glazing

The property has a mix of window units, predominantly timber-framed double glazing, alongside some uPVC windows, and benefits from electric storage heating.

Garden and parking

The property benefits from a large garden, providing an excellent outdoor space and a particularly desirable feature for an upper villa.

There is also a driveway immediately outside the property, together with on-street parking.

Location

Belmont Road is situated in the popular residential area of Juniper Green, to the south-west of Edinburgh. The village retains a pleasant community atmosphere and offers a range of local shops and everyday amenities, with further shopping available at nearby Hermiston Gait and The Gyle.

The area is well placed for access to the City Bypass and wider motorway network, while regular bus services provide links to Edinburgh city centre and surrounding areas.

Curriehill railway station is also within easy reach. The Water of Leith and Pentland Hills provide excellent opportunities for walking and cycling, with a variety of local sports and leisure facilities also nearby.

Council Tax and EPC

Council Tax band D and has a E-rated Energy Performance Certificate.

Home Report

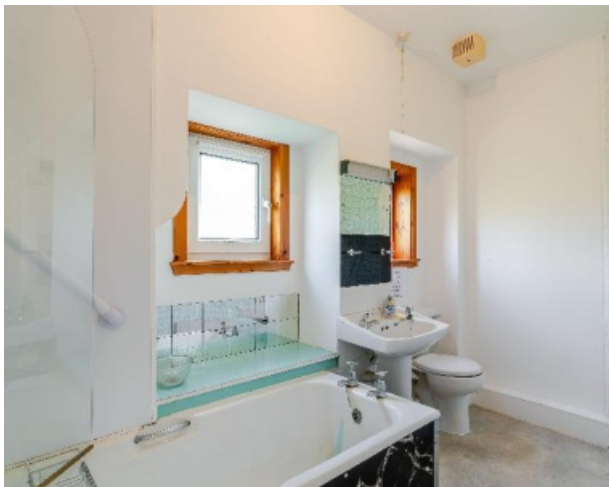
The property has been valued at £230,000 and a link to the Home Report is available from the ESPC website.

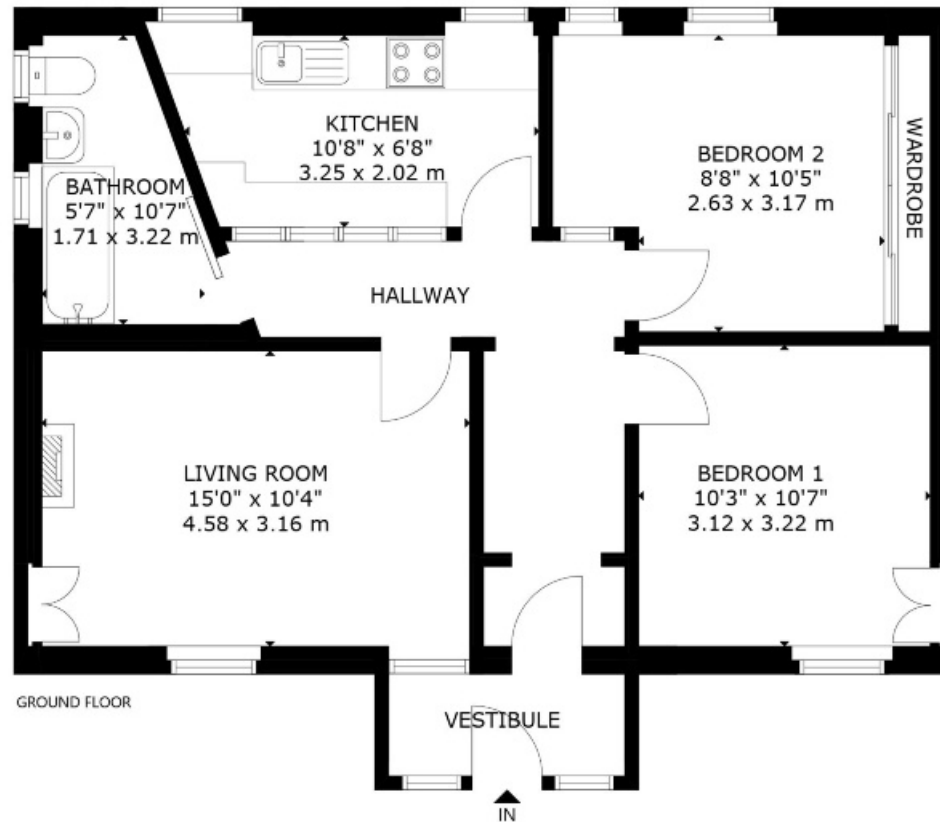
Viewing

By appointment only, telephone 0131 229 3399.

Extras

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





32 BELMONT ROAD, JUNIPER GREEN, EH14 5DY
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 669 SQ FT / 62 SQ M
 PORCH 30 SQ FT / 3 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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Call us on **0131 229 3399** or
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