



Charming semi detached cottage with attractive south facing enclosed rear garden and car port

 1 Bed  1 Bath  1 Reception

An excellent opportunity to acquire a rarely available and charming semi detached cottage with attractive south facing enclosed rear garden and car port which provides off street parking. This delightful property is situated in the highly regarded and sought after residential area of Juniper Green and is within walking distance of excellent local amenities. There is planning permission in place to extend the property and create a second bedroom. The property is well presented throughout and in brief accommodation comprises; welcoming hall with storage cupboard, spacious and bright sitting room/dining room with high ceilings and wood burning stove; separate fitted kitchen with direct access to wonderful south facing enclosed private garden; well proportioned bedroom with built-in wardrobe and modern shower room with large walk-in shower and opaque window to the front of the property. The property benefits from gas central heating, double glazing and good storage. There is a carport which provides off street parking and there is a useful garden hut which provides excellent storage. The property benefits from a lovely enclosed south facing rear garden, which is easily maintained and ideal for entertaining. An early viewing is highly recommended.

Features

- Welcoming hall
- Spacious and bright sitting room/dining room with wood burning stove
- Separate fitted kitchen with doors to lovely south facing rear garden
- Well proportioned bedroom with built-in wardrobe
- Separate modern shower room with window
- Gas central heating
- Double glazing
- Attractive enclosed south facing rear garden
- Car port which provides off street parking
- On street parking
- Planning permission is in place to extend the property and create a second bedroom
- EPC Rating C

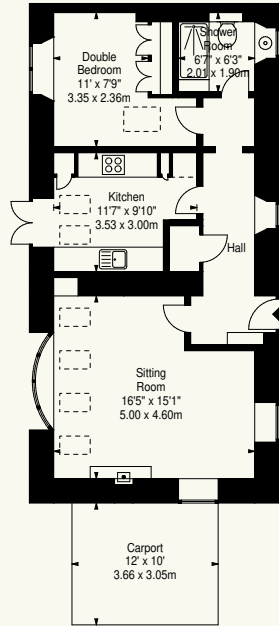
Offers Over £275,000

Lanark Road,
Juniper Green,
Midlothian, EH14 5DE



SquareFoot

Approx. Gross Internal Area
650 Sq Ft - 60.39 Sq M.
For identification only. Not to scale.
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Ground Floor



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.

FOR VIEWING:

Sunday, 2:00pm - 4:00pm or by appointment

Contact Lindsay on:

☎ 0131 229 4040

✉ edinburghproperty@lindsays.co.uk

🌐 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.