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Offers Over
£180,000

65 Belmont Road

Juniper Green | Edinburgh | EH14 5EB

An immaculately presented move-in ready main door upper villa, tucked away on a peaceful no through lane, in Edinburgh's desirable Juniper Green area.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Residents parking
-  Private garden
-  EPC rating – C
-  Council tax band - B



Description

The flat has been modernised to an excellent standard by the existing owner, boasts a substantial attic and private garden, and would make an excellent first home or downsize.

The accommodation briefly comprises: entrance hall with a stair leading up to the attic, bright dual aspect reception/ dining kitchen which provides a light contemporary living space and is open plan to a stylish modern kitchen, with sleek contrasting units/worktops, tiled floor, integrated appliances and a picturesque south facing aspect, with hillside views. Off this room you have a good-sized double bedroom with space for a wardrobe, and an attractive modern shower room with WC, basin and mains shower enclosure.



Extras

All floor coverings, blinds, light fittings and integrated appliances are included.

Gardens and Parking

To the rear of the property is a generous south facing private garden which enjoys a charming mature tree backdrop and is brimming with potential. Residents parking is located to the front of the property.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

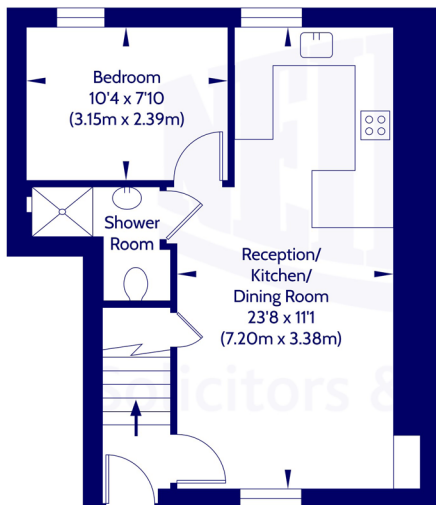
The historic mill village of Juniper Green lies to the southwest of the city centre close to Colinton, Currie and Balerno. The area is ideal for the commuter with the City Bypass on hand, the nearby Curriehill Railway Station together with regular public transport serving the city centre. The house is in the catchment of two excellent schools, Juniper Green Primary School and Currie High School. The area has a range of local retailers providing everyday requirements with many larger supermarkets close by including Sainsbury's at Inglis Green Road. The Gyle shopping centre and Hermiston Gait retail park are also within easy reach providing a further range of shops and services. Excellent leisure and recreational facilities are available locally including several golf courses, tennis courts, Craiglockhart Sports Centre, Pentlands Regional Park and walks along the Union Canal and the Water of Leith. The village is ideal for those commuting to the Riccarton campus of Heriot Watt University, Gogarburn or Edinburgh Business Park. The area is well placed for access to the national motorway network, the Queensferry Crossing and Edinburgh International Airport.



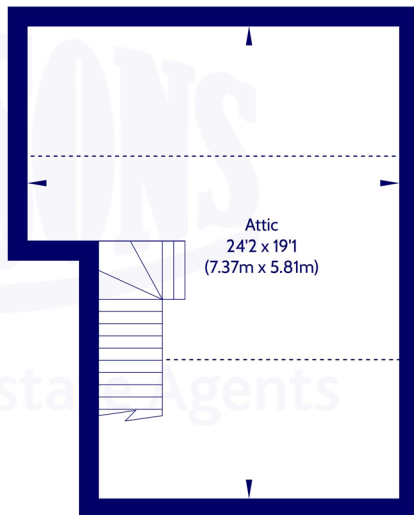


Approx. Gross Internal Floor Area 37 Sq M / 400 Sq Ft.

1st Floor



Attic



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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