



Solicitors & Estate Agents










Offers Over  
**£500,000**

## 593 Lanark Road

Juniper Green | Edinburgh | EH14 5DA

This delightful traditional detached house with sizeable wrap-around gardens including a predominantly south-facing rear garden and large driveway to side is pleasantly positioned within the highly regarded Juniper Green district of the city, close to many amenities and transport links.

-  4 Bedrooms
-  3 Public room
-  2 Bathroom
-  Private Gardens
-  Large driveway
-  EPC Rating – D
-  Council Tax Band - F



## Description

The property offers substantial flexible living space, ideally suiting that of the growing families seeking a great home in a sought after location. Enjoying a wealth of character and charm throughout with many fine period features, the accommodation comprises entrance vestibule, hallway with understair storage, twin windowed reception room with period fireplace housing the gas fire. There is a large modern dining kitchen with breakfast bar and featuring exposed beams, with access to a sizeable conservatory with lovely secluded leafy backdrop. In addition, there is a further sittingroom/public room with French doors providing secondary access to the conservatory. Bedroom 3 is located to the front with twin windows and bedroom 4/ formal diningroom is rear facing and provides access to the garden. The modern bathroom comprises of a white three piece suite with shower over bath. A side entrance from the driveway providing further storage provisions and leads to the practical utility room. A carpeted staircase leads to the upper floor housing two large dual aspect double bedrooms, one with fitted wardrobes and both enjoying lovely open views to the Pentland Hills. A further bathroom is located on the upper floor with three piece suite. Further benefits include gas central heating and double glazing.

This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.





## Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in gas hob with hood above, separate built-in double oven and integrated dishwasher.

## Gardens and driveway

There are substantial gardens to the front, side and rear of the property with driveway to side providing off-street parking for several vehicles.

## Viewing

By appointment with Neilsons on 0131 625 2222.



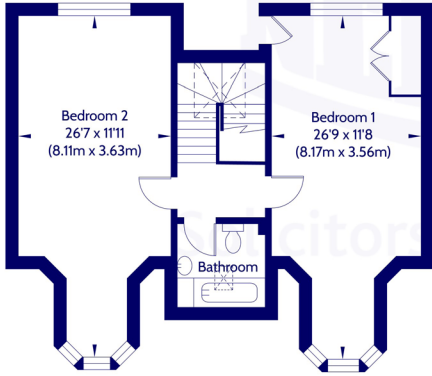


## Location

The historic mill village of Juniper Green lies to the south west of the city centre close to 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 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. Internal Area 189.75 Sq M / 2043 Sq Ft.  
Not to scale. For identification only.  
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First Floor



Ground Floor

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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