



RALPH SAYER
SOLICITORS & ESTATE AGENTS



541/1, LANARK ROAD

JUNIPER GREEN EH14 5DE



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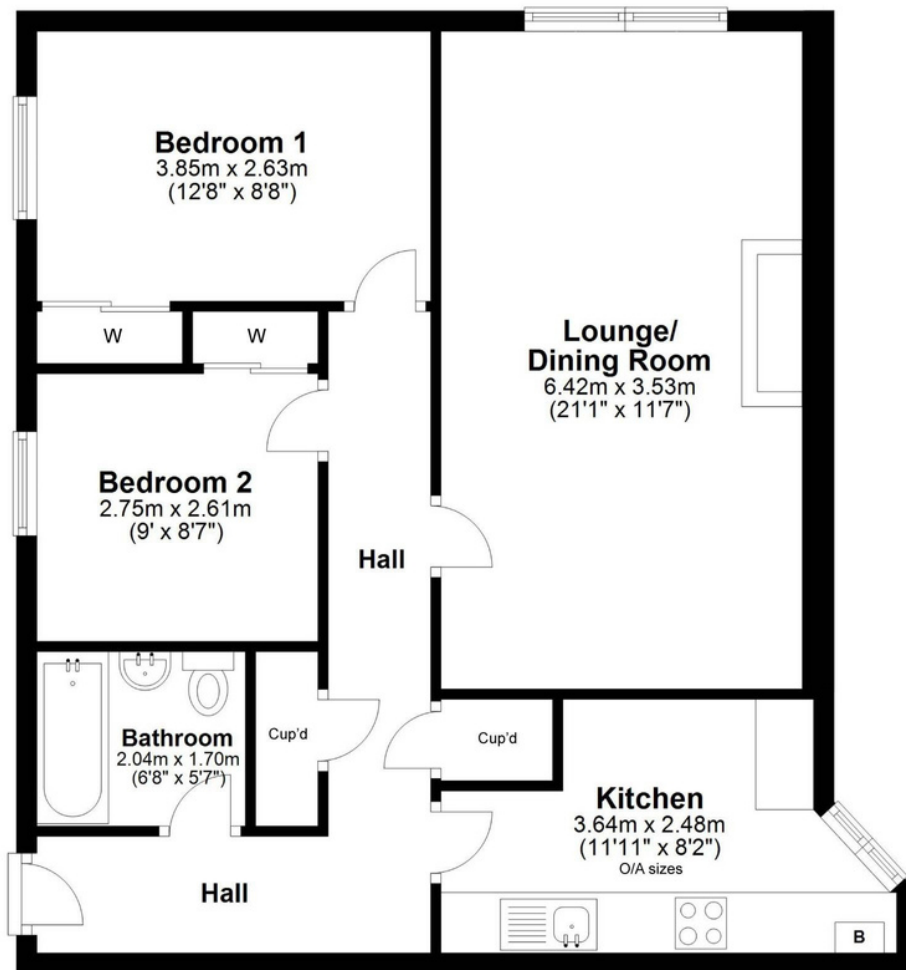


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With generous proportions, this two bedroom ground floor flat, enjoys a tranquil rear facing position and a short stroll to the Water of Leith pathway, in popular Juniper Green. There is private resident parking to the rear of the property, along with a shared garden area.

FLOORPLAN



Ground Floor

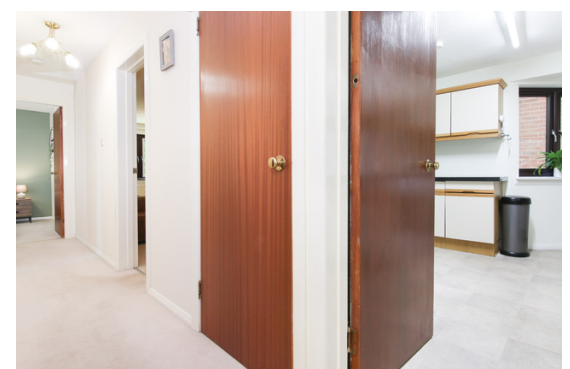
Approx. 68.4 sq. metres (735.8 sq. feet)



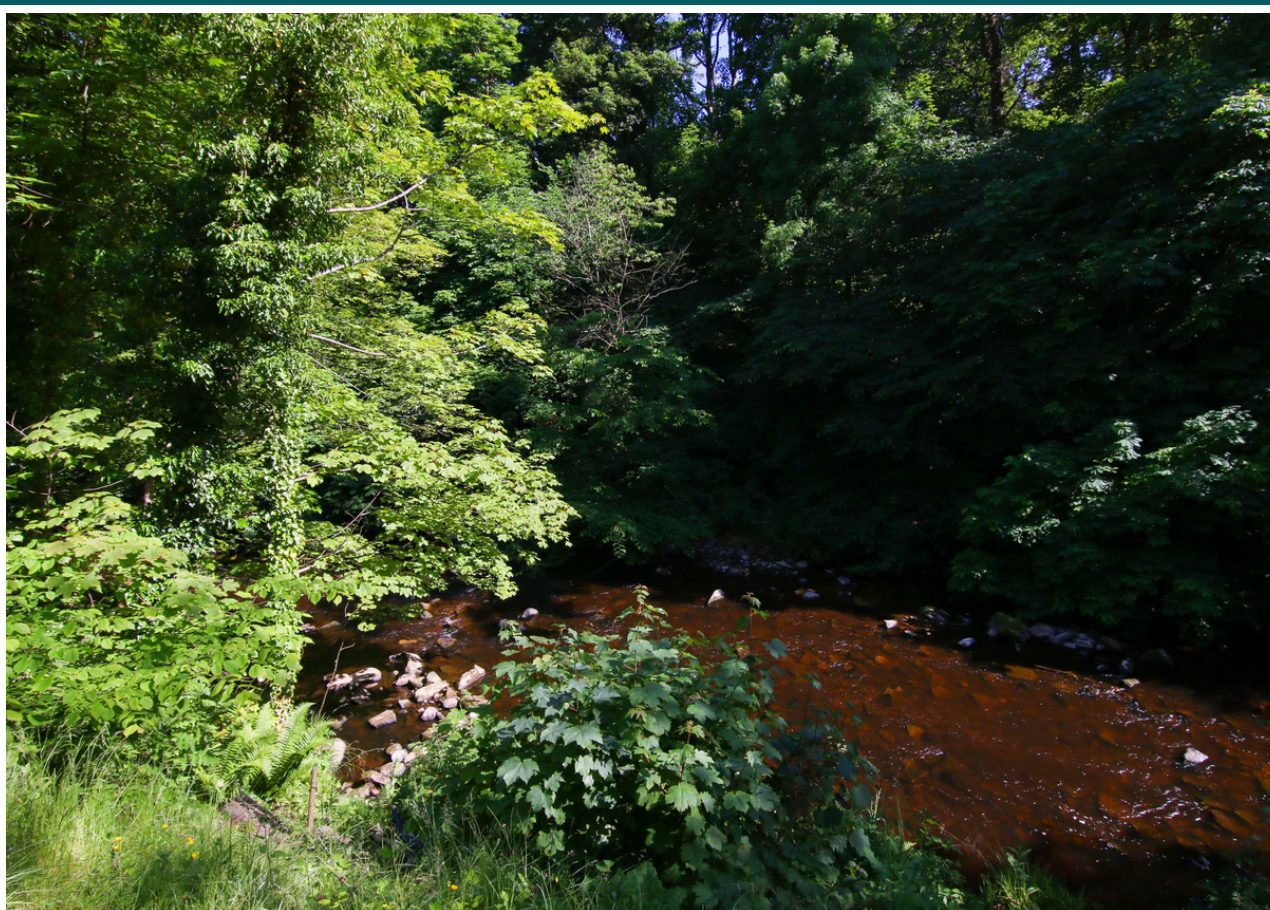
TO ARRANGE A VIEWING PLEASE CALL 0131 225 5567
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Welcoming you inside is a long 'L' shape entrance hall, with two built-in storage cupboards. Directly ahead is a well-appointed kitchen, providing ample storage and work surfaces, as well as space for freestanding appliances. Next door there is a generous lounge and dining room, large picture windows frame a leafy outlook to the rear and there is ample scope for various furniture arrangements. The property boasts two delightful double bedrooms, both benefit from built-in storage. An attractive three-piece bathroom, features a shower over bath, pedestal basin and WC. Double glazing and gas central heating ensure comfort all year round.







JUNIPER GREEN

Juniper Green is a suburb of Edinburgh, situated south-west on the outer edges. A very popular leafy residential area, ideally placed for commuters, with ease of access to, the city centre in the east (approx.6.5 miles) or to the west, with the adjacent city bypass, linking you easily with Edinburgh International Airport, The Royal Bank of Scotland Headquarters at Gogar and Edinburgh Business Park at the Gyle. Heriot Watt University, is also close by at Riccarton. Still retaining it's village feel, Juniper Green has good local amenities for your day to day needs, with more extensive shopping found at nearby Hemiston Gait and Gyle shopping centres. Sports facilities include rugby, tennis, swimming and golf at Baberton, as well as the championship Dalmahoy Country Club and Golf Course. Enjoy lovely walking, cycling or riding by the Water of Leith pathway or the Pentlands Hills Park. Excellent local schools including Balerno Community High School as well as playgroups, nursery and primary schools are within easy striking distance. The area is well served by public transport and has a local train station nearby providing services to and from the City Centre.





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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report.

These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.