

# 18 WOODHALL MILLBRAE

Juniper Green, Edinburgh, EH14 5BH

**EXCLUSIVE**  
*semi-detached townhouse*



**GILSON GRAY**

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**PROPERTY NAME**

18 Woodhall Millbrae

**LOCATION**

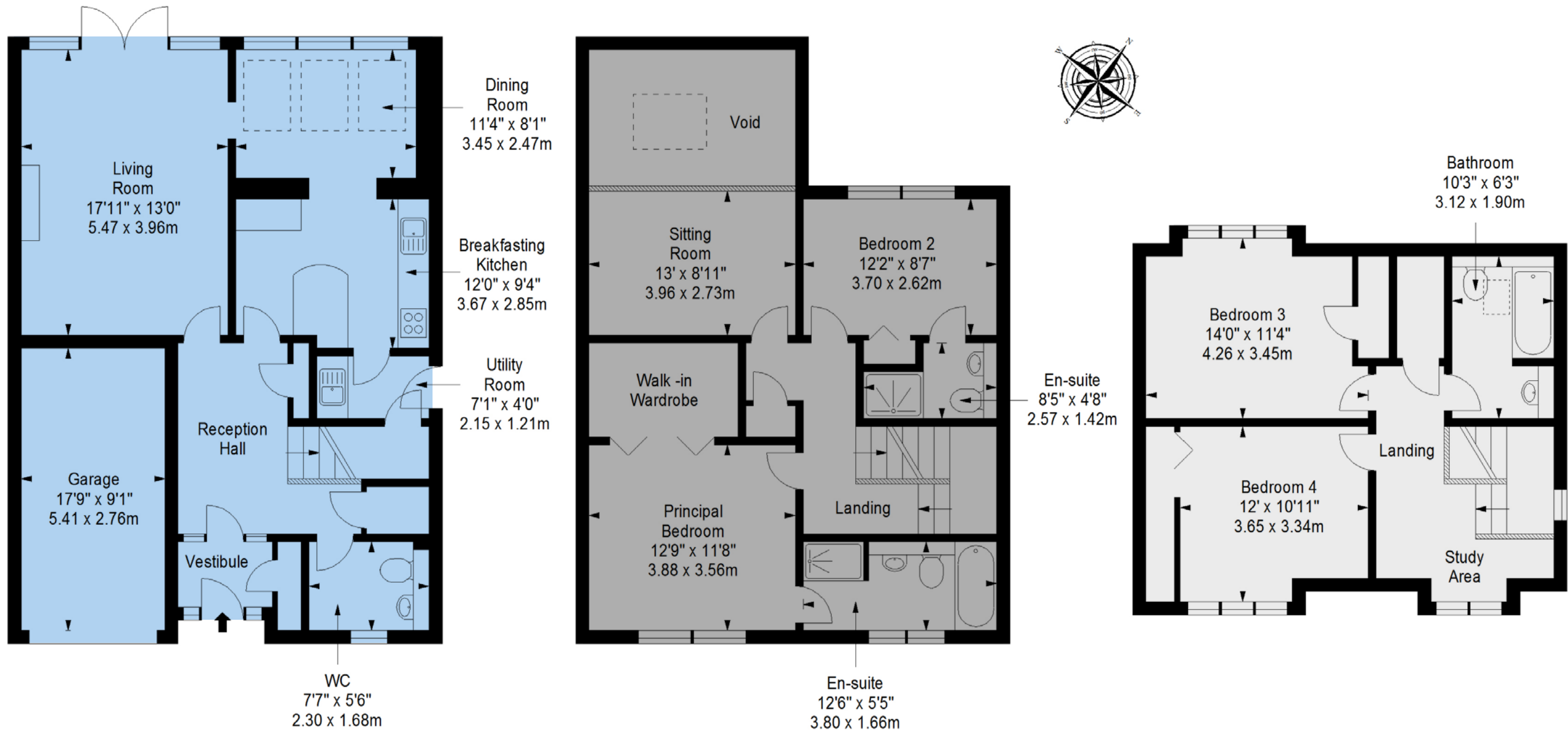
Edinburgh, EH14 5BH

**APPROXIMATE TOTAL AREA:**

200.4 sq. metres (2157.2 sq. feet)

● GROUND-FLOOR ● FIRST-FLOOR ● SECOND-FLOOR

The floorplan is for illustrative purposes.  
All sizes are approximate.







# Welcome to 18 WOODHALL MILLBRAE

Covering over 2,157 square feet, this exceptional semi-detached townhouse in prestigious Juniper Green, built by Applecross, is a truly impressive and luxurious family home, which comes complete with three reception rooms, four double bedrooms, and multiple washrooms.

## GENERAL FEATURES

- Exceptional semi-detached townhouse
- Covering over 2,157 square feet
- Situated in prestigious Juniper Green
- Quality fixtures and fittings
- Contemporary interior design
- EPC Rating - C | Council Tax band - G

## ACCOMMODATION FEATURES

- Vestibule and reception hall with storage
- Living room with double-height ceiling
- Dining room with full-height windows
- Mezzanine-style sitting room
- Modern breakfasting kitchen
- Utility room with built-in storage
- Four double bedrooms with wardrobes
- Naturally-lit study area off a landing
- Four-piece en-suite bathroom
- Three-piece en-suite shower room
- Family bathroom with overhead shower
- Conveniently located two-piece WC

## EXTERIOR FEATURES

- Well-maintained front and rear gardens
- Integrated garage and private driveway



This semi-detached townhouse is a stunning four-bedroom residence built by Applecross, which forms part of an exclusive development on a peaceful cul-de-sac in highly sought-after Juniper Green. The family home has a wealth of accommodation, all finished to contemporary standards with high-quality interior design and fixtures and fittings to match. Close to the Pentland Hills and open countryside, it offers a semi-rural ambience, with the convenience of nearby amenities, schools, and transport links, and it is only 25 minutes by car from Edinburgh city centre. Furthermore, the executive property has private parking and a family-friendly rear garden.

# ENTRANCE

## a stunning family home

Inside, a naturally-lit vestibule and reception hall immediately establish the home's high standards. Both provide built-in storage and a lasting first impression.







## Three unique RECEPTION ROOMS

The property has three reception areas to choose from, each with characterful features. On the ground floor, the living room has an expansive footprint for comfortable furnishings. It also extends out (via French doors) into the rear garden and a section of the room enjoys a double-height ceiling. Furthermore, it has a beautiful wall-mounted fireplace and it is illuminated by elegant lighting. For a sociable flow

of accommodation, the adjacent dining room has open access from the living area and to the kitchen. It enjoys a complete wall of full-height windows, in addition to rooflights, creating a bright and airy setting for dinner parties. The final reception area (the sitting room) is on the first floor. It has a charming mezzanine style and overlooks the living area.









# KITCHEN

## A modern breakfasting kitchen with generous storage

Accessed from the hall or the dining room, the breakfasting kitchen has a popular aesthetic, generously appointed with modern cabinets and complementary worksurfaces. It is further enhanced by easy-clean splashback panels, undercabinet lighting, and a breakfast peninsula for quick meals. Integrated appliances complete the look, whilst a neighbouring utility room provides additional built-in storage.







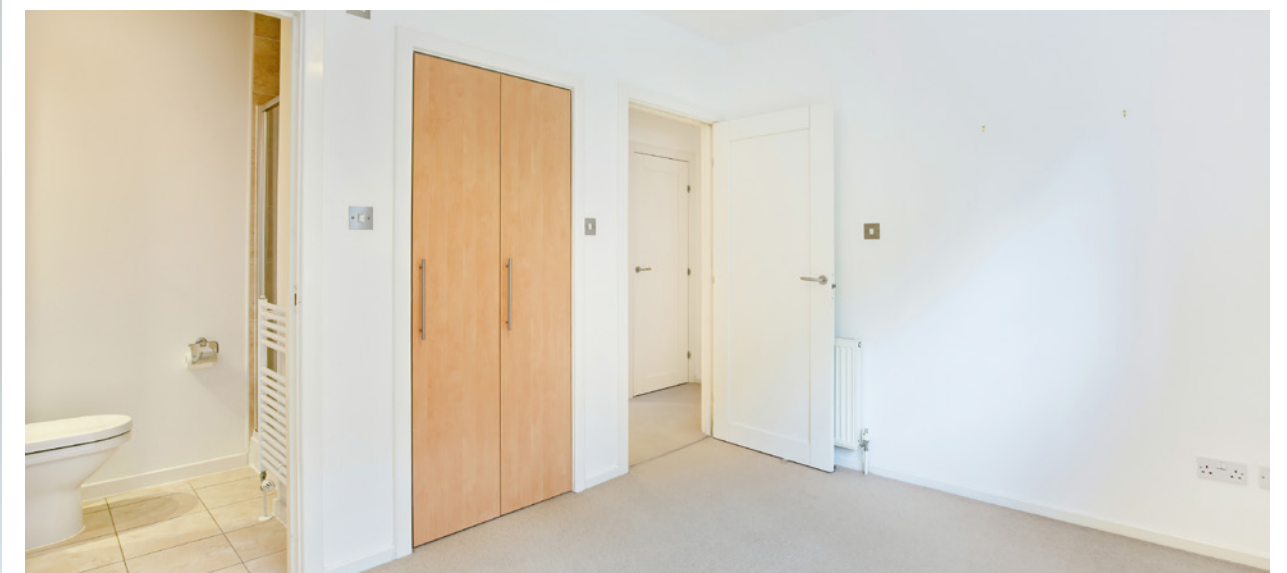


# BEDROOMS

Four large double bedrooms  
and a study area



The four bedrooms are spread equally over the first and second floors. Each room is a spacious double finished with a keen eye for detail, incorporating plush carpets and the neutral décor found throughout. Furthermore, every room has a built-in wardrobe, with the principal bedroom boasting a large walk-in wardrobe. The principal and second bedrooms also feature their own ensuite, adding to the luxury credentials of the home. In addition, there is a naturally-lit study area discreetly located on the second-floor landing.





## The principal bedroom features it's own en-suite and a built-in wardrobe







## BATHROOMS

Two en-suites, a family bathroom, and a WC

On the first floor, the principal bedroom has a four-piece en-suite, with a double-ended bathtub and a separate shower cubicle, whilst the second bedroom enjoys an en-suite shower room. There is also a three-piece family bathroom on the second floor, featuring a double-ended bathtub and overhead shower. Plus, the ground floor is served by a convenient WC. Furthermore, all washrooms are equipped with quality fixtures and fittings, including downlit mirrors with glass shelving.

Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.





## GARDENS & PARKING

### A fully-enclosed garden for families

Externally, there is a neat lawn to the southeast-facing front, which adds to the property's desirable kerb appeal. To the rear, there is a fully-enclosed garden that has a sweep of lawn and a patio for summer dining. Backed by a line of mature trees, it is perfect for the entire family, including free-roaming pets and playing children. There is also private parking for two cars thanks to an integrated garage and a private driveway.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances (gas hob, raised oven and microwave oven, extractor hood, dishwasher, and fridge/freezer), and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.





## JUNIPER GREEN, EDINBURGH

Nestled on the banks of picturesque Water of Leith at the foot of the majestic Pentland Hills, the exclusive village of Juniper Green offers idyllic country living just five miles from the city centre. Enveloped by dense woodland and luscious green fields, the area has retained a charming village atmosphere, affording residents a relaxed, laid-back lifestyle close to the hustle and bustle of the capital. Given its favourable greenbelt location, Juniper Green is the perfect base from which to enjoy a wealth of outdoor pursuits including walking and cycling along the Water of Leith, hiking and horse riding in the rugged Pentland Hills National Park or dry-slope skiing at the Midlothian Snowsports Centre. Golf enthusiasts also have their pick of renowned golf courses nearby including Baberton, Kingsknowe and Swanston golf clubs. Juniper Green is well-served by local amenities including shops, cafés, pubs, a restaurant, and chemists, with more extensive shopping facilities available at nearby Hermiston Gait Retail Park and in neighbouring Colinton and Balerno. Juniper Green enjoys access to an excellent range of state schools from nursery to secondary level, whilst also being well-placed for some of Edinburgh's leading private schools. The area is ideally situated for commuting owing to the proximity of Edinburgh City Bypass and the M8/M9 motorway networks, as well as convenient public transport links into the city centre and beyond.





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