

**469/3 Lanark Road
Juniper Green EH14
5BA
Offers Over £125,000**

- Hallway with storage cupboard
- Large living/dining room
- Recently fitted kitchen with a range of floor and wall mounted units, induction hob and electric oven and integrated appliances
- Large double bedroom with fitted wardrobes and access to fully floored attic space
- Shower room with two-piece suite and mains walk in shower
- Gas central heating and triple glazing
- Well kept communal garden
- Off-street parking



First Floor Flat

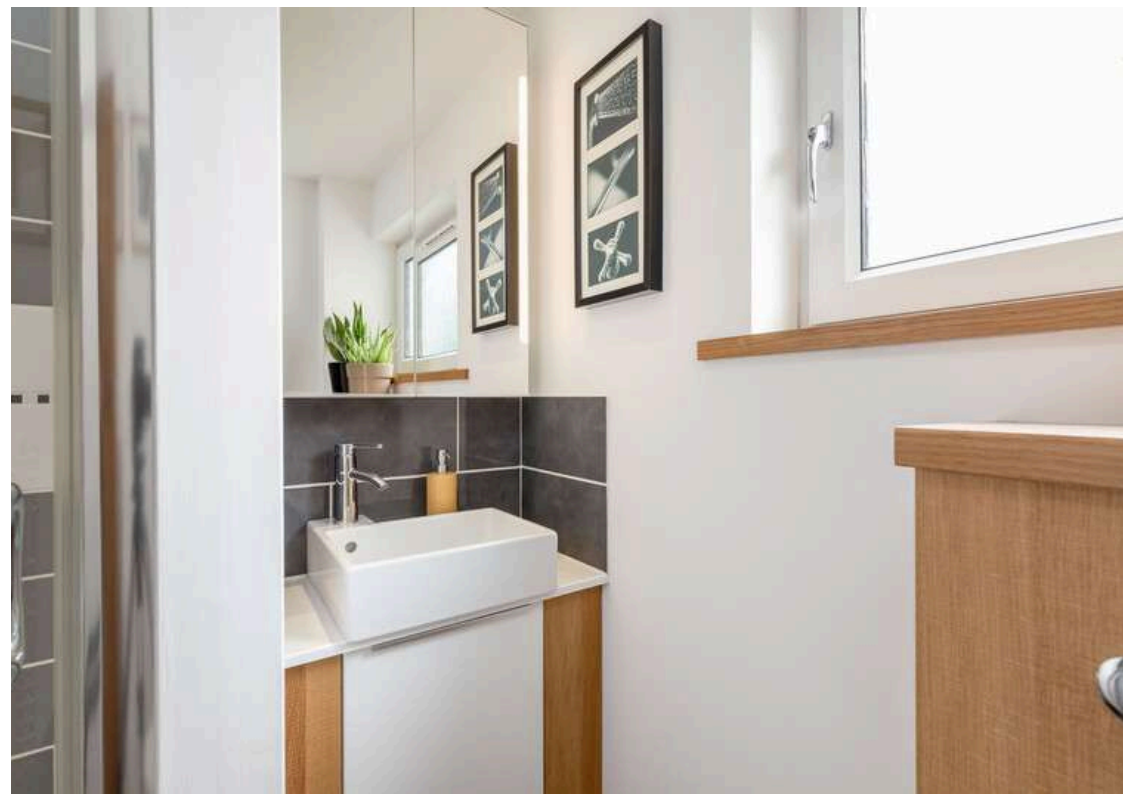
Blair Cadell are delighted to bring to market this immaculate one bed flat in the heart of Juniper Green. With superb links to the city centre, this would be ideal for the first time buyer or investor and must be viewed.

The accommodation is in turn key condition throughout and comprises of a hallway with a useful boiler cupboard offering plenty of storage space. A fantastic generous living/dining room that is the ideal space for hosting friends and family. A stylish recently fitted kitchen with a range of floor and wall mounted units, induction hob and electric oven and integrated appliances that are included in the sale. A large double bedroom with fitted wardrobes that are included in the sale that also offers access to a fully floored attic space offering plenty of additional storage space. A modern shower room fitted with a two piece suite and mains walk in shower. There is gas central heating and triple glazed windows throughout for maximum efficiency. The property also benefits from well kept communal gardens and off-street parking.

Juniper Green is located approximately 6 miles from the city centre which can be accessed by an excellent public transport service that runs close by and by rail from the local Curriehill rail station. The area has a number of shops for day to day requirements plus the Gyle Centre and Hermiston Gait are a short drive away offering a multitude of shops for all needs. Currie has excellent educational facilities with both primary and secondary schools nearby plus Heriot Watt University is a short drive away. Recreational facilities include golf courses such as Baberton, walks along the Water of Leith walkway, the local rugby and bowling club plus swift access to the Pentland Country Park perfect for the outdoor enthusiasts.

Viewing by appointment on 0131 337 1800

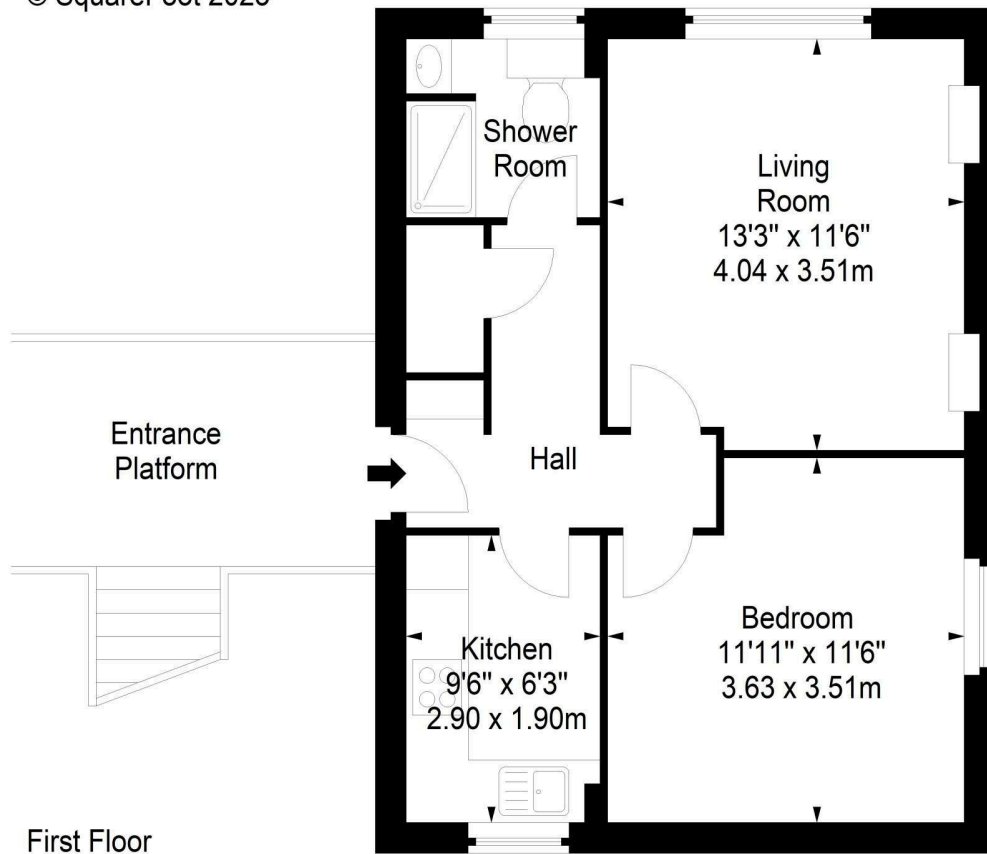




Lanark Road,
Juniper Green,
Midlothian, EH14 5BA



Approx. Gross Internal Area
455 Sq Ft - 42.27 Sq M
For identification only. Not to scale.
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