



546 Lanark Road
Juniper Green, Edinburgh, EH14 5EL

CALL US ON 0131 447 4747

546 Lanark Road, Juniper Green, Edinburgh, EH14 5EL

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- Entrance vestibule with excellent storage.
- A sunny living room with ample space for a dining area.
- Modern kitchen with wall and floor-mounted units, a four-ring gas hob with extractor hood and light, washing machine and free-standing fridge/freezer.
- Bright bathroom comprising of bath with shower oven, wash-hand basin with wall-mounted storage and WC.
- Double bedroom to the front.
- Second bedroom currently being used as a walk-in wardrobe.
- Newly installed double glazing.
- Gas Central Heating.
- Unrestricted on-street parking.



GENERAL DESCRIPTION

A traditional main door upper flat situated in the highly desirable Juniper Green district of the city, perfectly positioned for access to wide range of local amenities and a short journey to the south west end of the City Centre. The property boasts modern design and an abundance of natural light. A short distance from the City Centre, this flat would be ideal for a commuter base, a First-Time Buyer or a young couple.

COUNCIL TAX BAND: D.
TRAIN STATION: APPROXIMATELY 1.9 MILES TO CURRIEHILL TRAIN STATION.
AIRPORT: APPROXIMATELY 7 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 200 METRES.

LOCATION

Set against a backdrop of the Pentland Hills and Water of Leith, the exclusive village of Juniper Green offers an enticing combination of village life and nearby city attractions. Surrounded by lush woodlands and with rivers and reservoirs on your doorstep, it is hard to believe that Edinburgh city centre is only five miles away! Juniper Green has retained a charming village atmosphere with an array of independent shops and local businesses, including a pharmacy, an optometrist, a florist, hair salons, cafes, pubs, restaurants and takeaways. Near to Currie, Balerno and Colinton, the area promises an outstanding quality of life and endless opportunities for maintaining an active, outdoor lifestyle. The range of leisure activities nearby includes tennis courts and a bowling green, plus golfing at Baberton Golf Club (on your doorstep) or Dalmahoy Golf and Country Club, which also offers superb fine dining and spa facilities. Juniper Green offers swift road links to Edinburgh City Bypass and into the city centre. The area is also served by excellent public transport, including frequent bus links and rail services between Edinburgh Waverley and Glasgow Central from nearby Curriehill station.

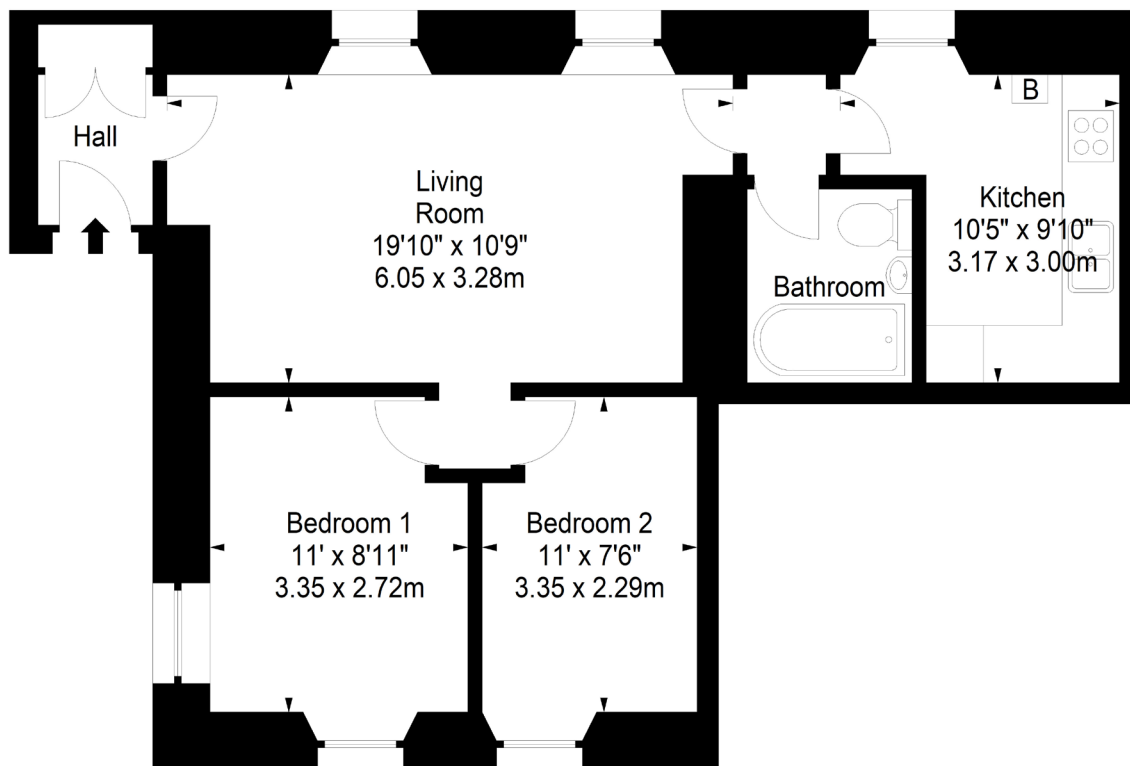
EXTRAS:
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER, AND WASHER DRYER.



Lanark Road,
Juniper Green,
Midlothian, EH14 5EL



Approx. Gross Internal Area
586 Sq Ft - 54.44 Sq M
For identification only. Not to scale.
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First Floor



ENERGY PERFORMANCE
CERTIFICATE RATING D

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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.