



GILSON GRAY

LAW • PROPERTY • FINANCE

31/8 WOODHALL MILLBRAE,

Juniper Green, Edinburgh, EH14 5BH



This outstanding second-floor apartment is on the site of a former mill, forming part of a sought-after development (built by Applecross) in exclusive Juniper Green. It is situated on a no-through road directly beside the Water of Leith, enjoying inspiring views over the river. The property is neutrally decorated throughout and finished to high standards, including a quality kitchen, bathroom, and en-suite. It also has an allocated parking space, and is sure to be in popular demand amongst a wide variety of buyers. Extras: integrated kitchen appliances (gas hob, oven, microwave oven, dishwasher, fridge/freezer, and washing machine) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition. Please also note that the living room and main bedroom have been virtually staged from actual photographs.



FEATURES

- Spacious second-floor apartment
- Part of an exclusive development
- Built by Applecross
- In the Juniper Green conservation area
- Situated beside the Water of Leith
- Secure entry system and a lift service
- Entrance hall with two cupboards
- Bright and spacious living room
- Well-appointed dining kitchen
- Two double bedrooms (with wardrobes)
- Quality en-suite shower room
- Family bathroom with overhead shower
- Allocated residents' parking
- EPC Rating B
- Council Tax Band - E







"AN OUTSTANDING TWO-BEDROOM SECOND-FLOOR APARTMENT SET BY THE WATER OF LEITH IN EXCLUSIVE JUNIPER GREEN"





EPC RATING:

B

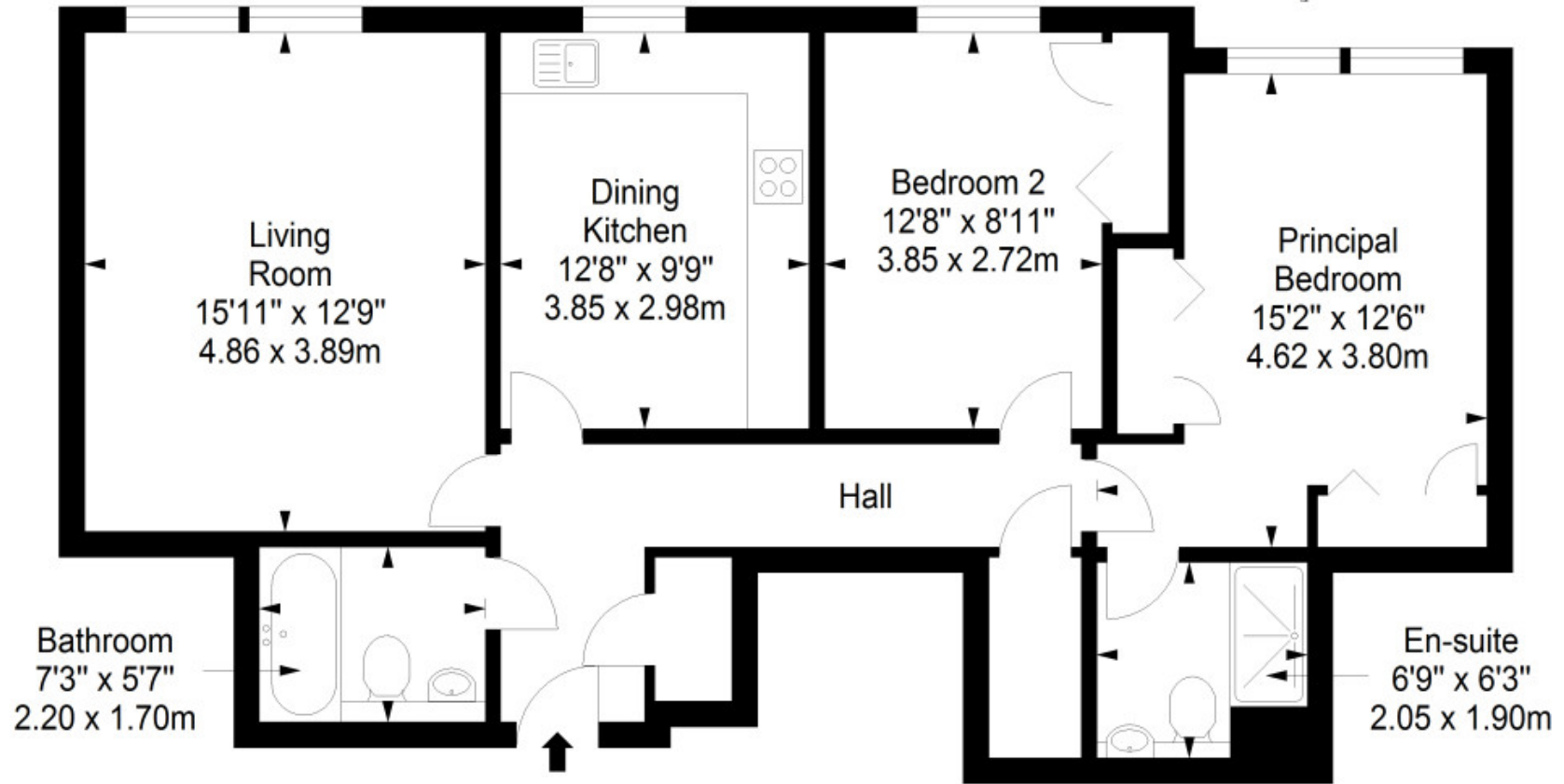
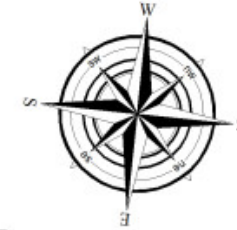
COUNCIL TAX BAND:

E

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Second Floor

Approx. 80.7 sq. metres (868.7 sq. feet)



Total area: approx. 80.7 sq. metres (868.7 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



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