



RALPH SAYER
SOLICITORS & ESTATE AGENTS

69B Belmont Road

Juniper Green, Edinburgh, EH14 5EB

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This contemporary three-bedroom detached house offers modern interiors that have been finished to high standards, incorporating attractive décor and quality fixtures and fittings throughout. It further boasts stylish open-plan living, a well-appointed kitchen, two modern en-suites, and a WC. Plus, it has a well-maintained private garden and a shared drive leading to private off-road parking. This beautiful property also benefits from a desirable position in sought-after Juniper Green, enjoying a semi-rural ambience close to the countryside and the Pentland Hills, yet still within easy reach of Edinburgh city centre.

Stepping into the home, you are greeted by a naturally-lit entrance hall which offers a handy WC. To the left is the open-plan kitchen/living/dining room. Here, a large footprint ensures ample floorspace for comfortable lounge furnishings. Contemporary interior design further enhances the room, creating a stylish reception area that is perfect for everyday use. It also boasts a large media wall, with a sizeable wall-mounted fireplace and space for a television. In addition, patio doors extend the living area to outside into a charming rear garden. Meanwhile, the kitchen itself has an ultra-modern design that complements the aesthetic of the living area, fitted with sleek, handle-less cabinets and solid quartz worksurfaces. On-trend splashbacks and under-cabinet lighting complete the sophisticated style, in addition to a long breakfast bar and seamlessly integrated appliances (induction hob, raised double oven, fridge/freezer, and dishwasher). It is also supplemented by a neighbouring utility room.

Property Summary

- Detached house with modern interiors
- Set in sought-after Juniper Green
- Attractive interiors design throughout
- Quality fixtures and fittings
- Naturally-lit entrance hall with a WC
- Open-plan living/dining/kitchen
- Utility room for discreet laundry
- Three double bedrooms
- Bright landing with storage
- Two modern en-suite shower rooms
- Low-maintenance rear garden
- Private off-road parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - F

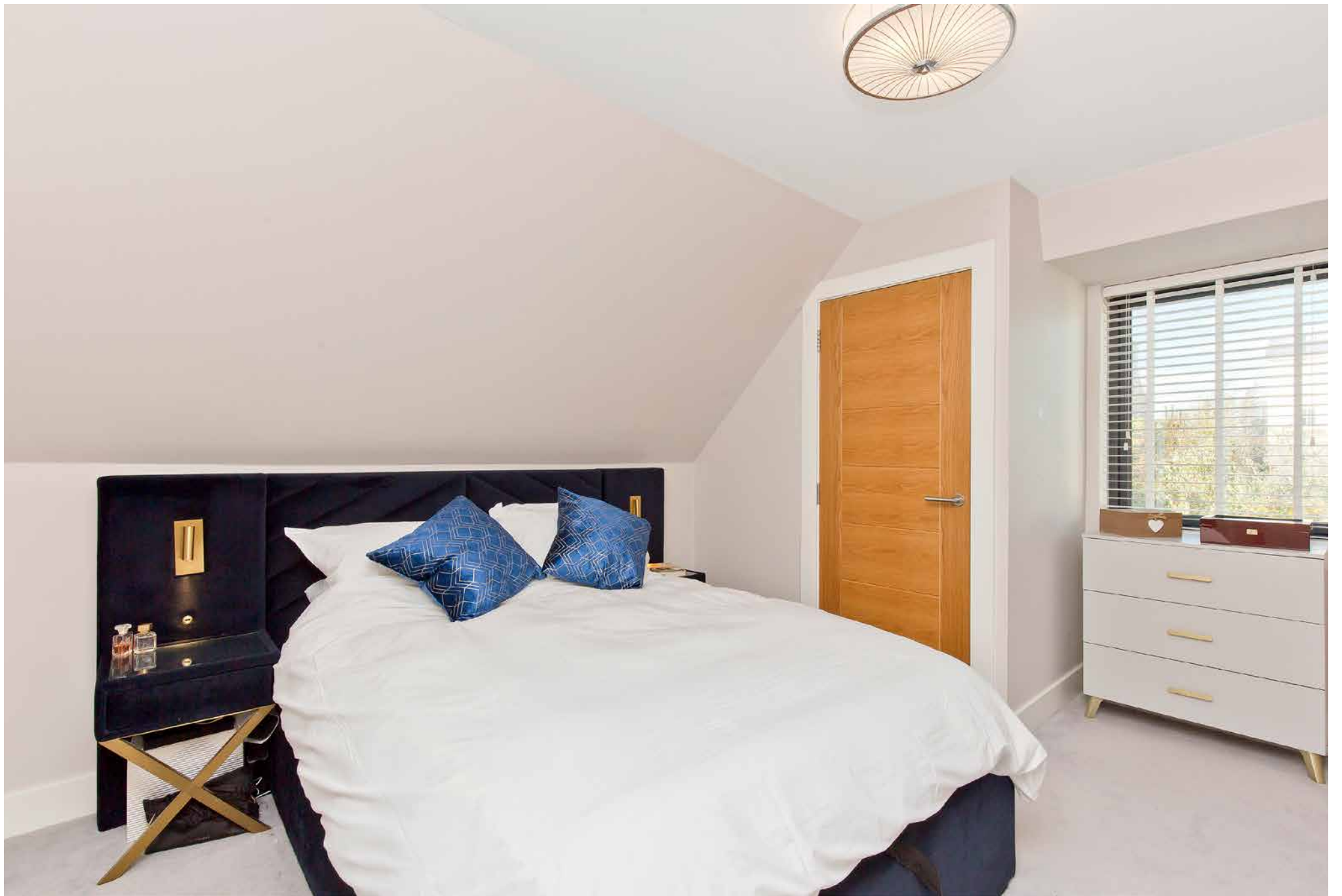






Open-plan living/dining/
kitchen, utility room for
discreet laundry and
three double bedrooms







Completing the ground floor is an airy double bedroom. Upstairs, a bright landing (with storage) leads to the two remaining double bedrooms, both of which have the luxury of their own en-suite shower room. They also have built-in wardrobes for added convenience. All three bedrooms are decorated in light neutral hues and they are laid with soft carpets for optimal comfort. Gas central heating and double glazing ensure year-round warmth.

Outside, the property has an enclosed rear garden that features ambient lighting and an artificial lawn for ease of maintenance. It further benefits from a gated shared drive, leading to private off-road parking.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances be included in the sale.



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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dream property!



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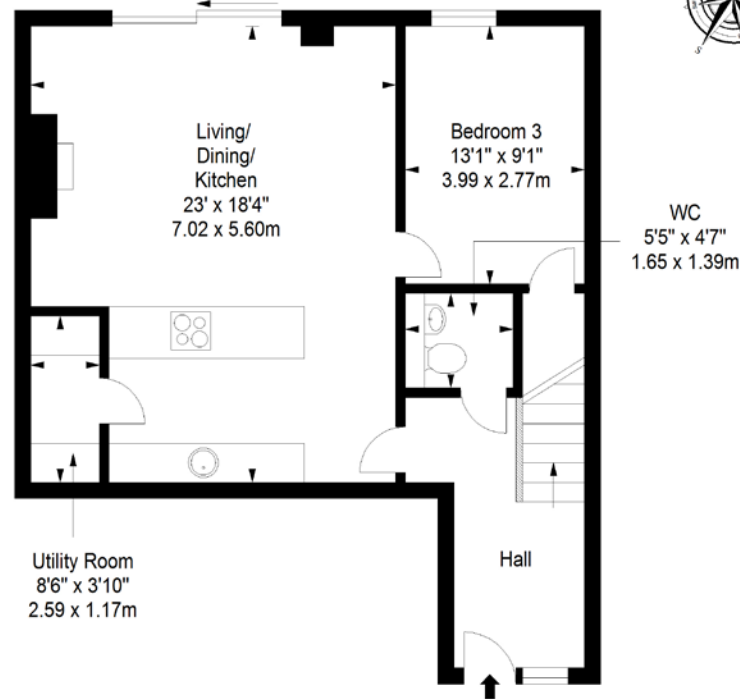


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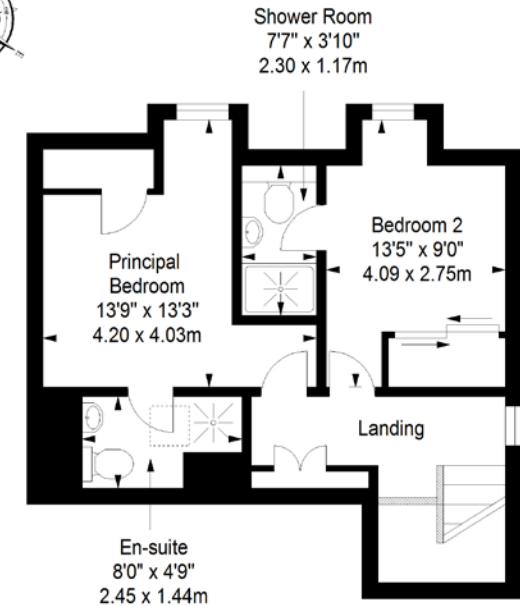
DISCLAIMER

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.

Ground Floor
Approx. 65.2 sq. metres (701.8 sq. feet)



First Floor
Approx. 37.6 sq. metres (404.7 sq. feet)



Total area: approx. 102.8 sq. metres (1106.5 sq. feet)