










Offers Over  
**£925,000**

## Juniper Lodge and Little Juniper Lodge, 526 Lanark Road

Juniper Green | Edinburgh | EH14 5DJ

A detached home and additional annexe of exceptional quality enjoying a superb location in the heart of Juniper Green conservation village on the edge of the Pentland Hills Regional Park, yet within convenient reach of Edinburgh city centre, superb transport links and highly regarded schools.

-  6 bedrooms
-  5 public rooms
-  2 Bathrooms  
2 En-suite Shower Rooms  
1 Guest Cloakroom/WC
-  Private Gardens
-  2 Driveways
-  EPC rating – D
-  Council tax band - G



## Description

A truly unique and flexible property, Juniper Lodge was first constructed around 1830. The property has evolved over the years to now provide the ideal contemporary home, thanks to a comprehensive 'back-to-brick' renovation by the present owners. It offers stylish accommodation which perfectly blends period charm with modern convenience with Hive central heating, bespoke double glazing, modern insulation and quality fixtures and fittings throughout. The addition of Little Juniper Lodge adds endless possibility, ideal for modern family life, either providing space for multi-generational living, generous space to work or run a business from home, or it can be let via the 'rent a room' scheme to provide supplementary income. This meticulously maintained property is offered for sale in genuine turn-key condition and internal viewing is strongly recommended to fully appreciate the space on offer.

Juniper Lodge offers an impressive space for both family life and entertaining with the ground floor providing three reception rooms, a splendid kitchen with large island unit and integrated appliances including a wine fridge, and separate utility space within the downstairs cloakroom and WC. A spiral staircase leads to the first floor which offers four double bedrooms, a luxurious family bathroom and an en-suite shower room. A fixed ladder-stair leads to a large floored and lined attic room, currently providing home office and games room space. A beautifully appointed conservatory connects to Little Juniper Lodge and can be used by either property. The lodge has its own private entrance from Woodhall Drive and a private gated driveway. The entrance hall leads to a spacious and sociable open plan reception, dining room and kitchen, there is a double bedroom with en-suite shower room to the ground floor and a further double bedroom and bathroom with utility space to the first floor.

Further detail on fixtures and fittings and the specification of each property is available from Neilsons on request. It should be noted that the furniture and equipment in Little Juniper Lodge is available by separate negotiation if desired and each property has a separate central heating and electrical system.





## Extras

All fixtures and fittings throughout including curtains, blinds and fitted floor coverings will be included in the sale along with the 4 ring induction hob, freestanding American style fridge freezer, Neff appliances including 5 ring gas hob, oven, microwave, dishwasher, and the Miele washing machine and tumble dryer in Juniper Lodge. In Little Juniper Lodge the 4 ring induction hob, combination oven/microwave, dishwasher, freestanding fridge/freezer and AEG washing machine and tumble dryer are also included. A full inventory of additional items which can be made available by separate negotiation is available from Neilsons.



## Gardens and Parking

Juniper Lodge benefits from private gardens to the front, side and rear enclosed by attractive stone walls, a large hedge and remote control gates offering a high degree of privacy and security. The large south-facing garden to the front of the house not only provides an impressive entrance to the home but has been attractively landscaped to provide the ideal space for children or pets to play with a large lawn, decking and seating areas and mature and well-stocked flower and shrub borders. The extensive monoblocked driveway offers ample off-street parking and a generous insulated timber shed provides plentiful storage for garden equipment, tools and furniture. To the rear of the property a charming paved courtyard offers the perfect setting for al-fresco dining during the warmer months. An additional private and gated driveway to the side of Little Juniper Lodge offers further off-street parking.



## Viewing

By appointment through Neilsons (0131 625 2222).

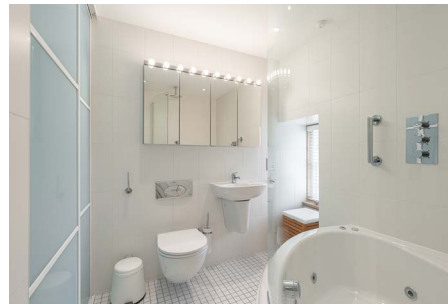




## Location

The historic mill village of Juniper Green lies to the southwest of Edinburgh city centre close to Colinton, Currie and Balerno. The area is ideal for the commuter with the City Bypass on hand linking the main Scottish motorway network, the Queensferry Crossing and Edinburgh International Airport, Curriehill Railway Station is nearby and regular public transport serves the City Centre and surrounding areas.

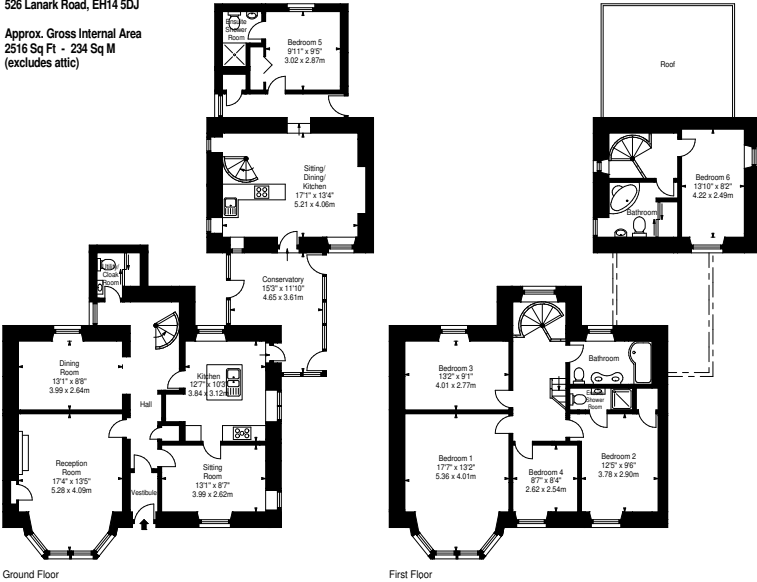
Highly regarded local schools are available within walking distance of the property from nursery to secondary level with the independent George Watsons College and George Heriots also available on direct bus routes. The area has a range of local retailers providing everyday requirements with many larger supermarkets close by including Sainsbury's at Inglis Green Road. The Gyle shopping centre and Hermiston Gait retail park are also within easy reach providing a further range of shops and services. Excellent leisure and recreational facilities are available locally including several golf courses, tennis courts, Craiglockhart Sports Centre, The Pentland Hills Regional Park and picturesque walks along the Union Canal and the Water of Leith. The village is ideal for those commuting to the Riccarton campus of Heriot Watt University, Gogarburn or Edinburgh Business Park.





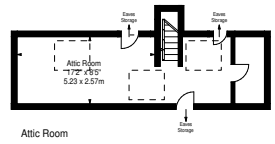
526 Lanark Road, EH14 5DJ

Approx. Gross Internal Area  
2516 Sq Ft - 234 Sq M  
(excludes attic)



Ground Floor

First Floor



Attic Room

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
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