

COULTERS®

16 BELMONT ROAD

JUNIPER GREEN, EDINBURGH, EH14 5DY

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Set back behind delightful private gardens, this lower villa flat enjoys a peaceful setting on a picturesque road that is conveniently positioned within easy walking distance of local shops and bus links into the city.

Dating back to circa 1850, and later extended, this charming property would make a wonderful first home or the perfect downsizing opportunity.

At the front of the property, there is a private entrance and handy vestibule for storing coats and shoes. The kitchen, which overlooks the garden, is beautifully bright and features a combination of wall and base mounted cream coloured units with ample worktop space. A glass paneled door allows light to flow into the comfortable living/dining room. At the rear of the property, there is a double bedroom with mirrored, built-in wardrobes and a contemporary shower room with three piece suite.

KEY FEATURES

-  Lower flat with private entrance
-  Double bedroom with built-in wardrobes
-  South facing private garden
-  Unrestricted on street parking
-  Easy access to Water of Leith and Pentland Hills walks
-  Juniper Green shops a short stroll away



The property is served by gas central heating and is double glazed throughout.

There is a beautiful, south facing private garden to the front of the property which features a paved seating area, mature borders, raised beds and neatly kept lawn. A garden shed is situated to the side of the property.

Unrestricted on street parking is available outside the property. Planning permission was previously granted to create a private driveway, although this has now lapsed.

THE LOCAL AREA

Nestled on the banks of the picturesque Water of Leith at the foot of the Pentland Hills, the village of Juniper Green offers idyllic country living just five miles from the city centre. Enveloped by woodland and 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. It is the perfect base from which to enjoy outdoor pursuits including walking and cycling along the Water of Leith, hiking and horse riding in the Pentland Hills or dry-slope skiing at the Midlothian Snowsports Centre. Juniper Green is well-served by local amenities including shops, cafés, pubs, a restaurant, bank and chemists, with more extensive shopping facilities available at nearby Hermiston Gait Retail Park and in neighbouring Colinton and Balerno. There is easy access to Edinburgh City Bypass and the M8/M9 motorway networks, as well as convenient public transport links into the city centre and beyond.

EXTRAS

All blinds, curtains, light fittings, fitted flooring, Miele dishwasher and Siemens Fridge/Freezer are included. Please note that the owner will be removing two rose bushes from the garden before sale. Other items may be available by separate negotiation.

GET IN TOUCH



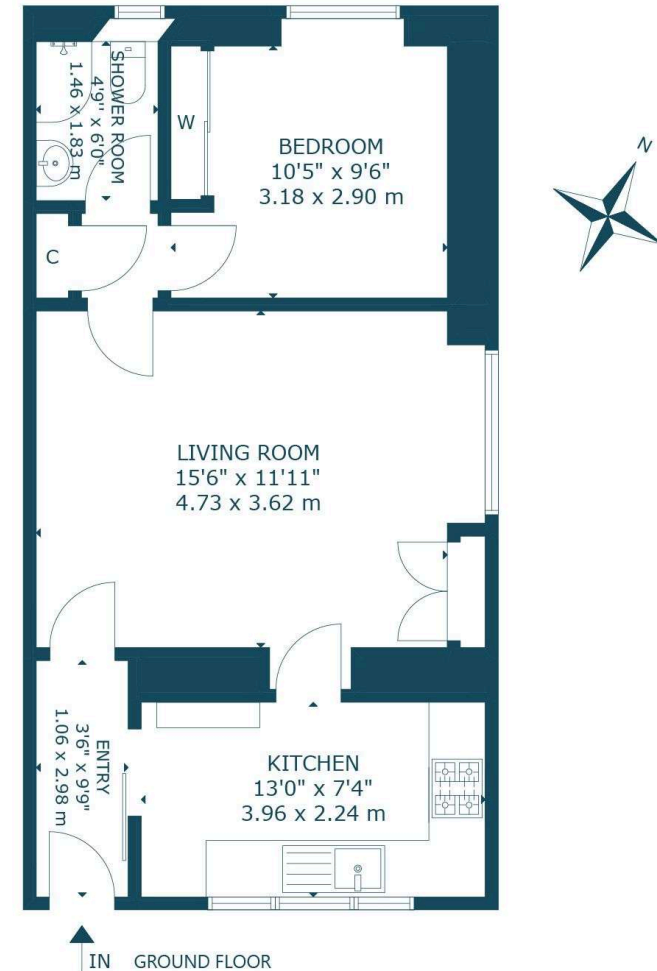
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 562 SQ FT / 52 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.