



GILSON GRAY

LAW • PROPERTY • FINANCE

5 JUNIPER LEE

Juniper Green, Edinburgh, EH14 5UA



This main-door double-upper flat is on the first and second floors of a traditional building, which has an idyllic setting at the end of a quiet cul-de-sac. It forms part of the Juniper Green conservation area, close to amenities, schools, bus links, and is within easy reach of the picturesque Water of Leith walkway. Furthermore, the two-bedroom home is well-presented throughout in predominantly neutral hues and it has modern fixtures and fittings. It is sure to appeal to anyone seeking a relaxed lifestyle close to the countryside and Pentland Hills, whilst still being within easy commuting distance of Edinburgh city centre.

Extras: an integrated ceramic hob, oven, and fridge/freezer, a freestanding dishwasher, and a 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.

FEATURES

- Traditional double-upper flat
- Situated in sought-after Juniper Green
- Modern interiors throughout
- Bright and airy accommodation
- Private main-door entrance
- Welcoming entrance vestibule
- Central hall with storage and a WC
- Southwest-facing living/dining room
- Modern, fitted kitchen
- Two double bedrooms (one with built-in wardrobe)
- Large bathroom with overhead shower and storage
- Lawned communal garden
- On-street parking in the vicinity







"A CHARMING
DOUBLE-UPPER FLAT IN A
HIGHLY SOUGHT-AFTER
LOCATION, WHICH IS IDEAL
FOR A WIDE DEMOGRAPHIC
OF BUYERS"





EPC RATING:



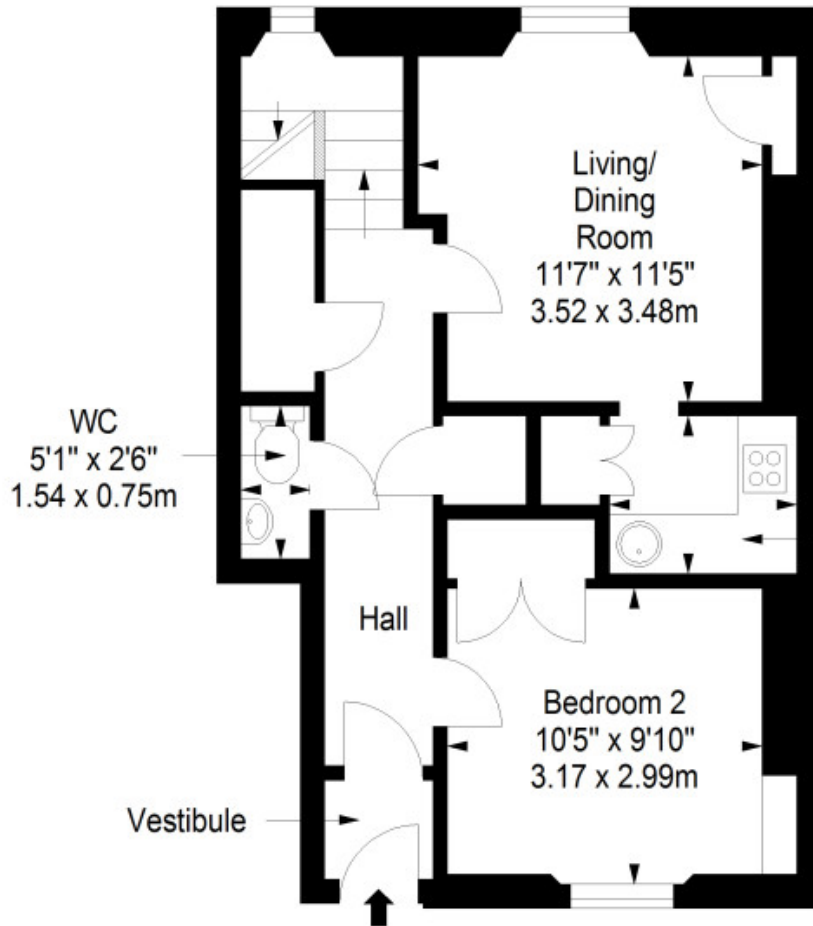
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

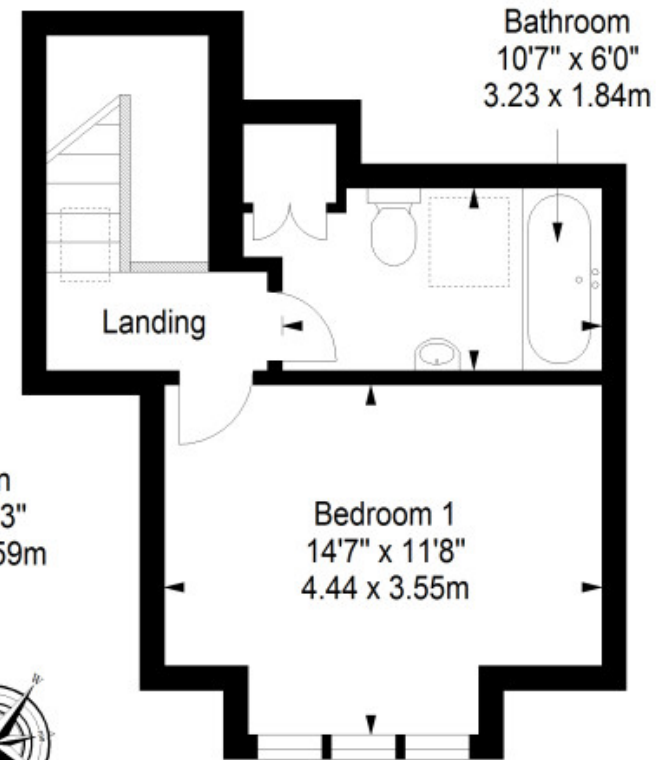
First Floor

Approx. 45.3 sq. metres (487.6 sq. feet)



Second Floor

Approx. 25.9 sq. metres (278.8 sq. feet)



Total area: approx. 71.2 sq. metres (766.4 sq. feet)



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BORDERS

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