



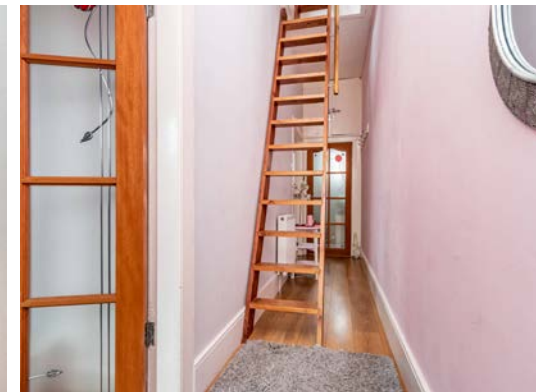
12 Juniper Terrace
Juniper Green, Edinburgh, EH14 5EF

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance vestibule.
- Reception hall with high level storage.
- Good size living room with open outlook to rear.
- Modern fitted kitchen with appliances.
- Generously proportioned double bedroom with storage.
- Staircase in reception hall leading to attic room.
- Fully tiled bathroom.
- Gas central heating.
- Double glazing.
- Well maintained communal grounds including drying green.
- Excellent external storage cupboard.
- Unrestricted on-street parking.



GENERAL DESCRIPTION

A well-presented upper villa situated in the sought after Juniper Green district of the city a short journey to the southwest of Edinburgh City Centre. The property would make an ideal purchase for a first time buyer/young couple or perhaps for letting purposes and there is a wide range of amenities close at hand. There is potential to extend the property further into the attic space, currently used as an attic room, which would be subject to the usual Planning Consents

COUNCIL TAX BAND: B.
TRAIN STATION: APPROXIMATELY 1.7 MILES TO CURRIEHILL TRAIN STATION.
AIRPORT: APPROXIMATELY 6.8 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 200 METRES.

LOCATION

Juniper Green is a delightful suburb of the city lying approximately 5 miles from the city centre, just beyond the city by-pass and within sight of the Pentland Hills. It is a popular and attractive place to live with excellent access not only into the city centre but also to the central motorway network, the Forth Bridges and Edinburgh International Airport. Whilst the 'village' plays host to a delightful selection of small speciality shops, health and post office services, the Gyle centre and Hermiston Gait are within a 5/10 minute drive and offer a number of high street names, including Marks & Spencer and a large branch of Tesco. Leisure options are plentiful. The Pentland Hills Regional Park offers endless opportunities for hillwalking, cycling, running and fishing, there are several golf courses within close proximity and the Water of Leith path provides leafy walks through nearby Colinton to Stockbridge and Leith, and links with the city's cycle path network.

EXTRAS:

ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS AND POLES, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREESTANDING FRIDGE/FREEZER AND AUTOMATIC WASHING MACHINE. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.



ENERGY PERFORMANCE
CERTIFICATE RATING C



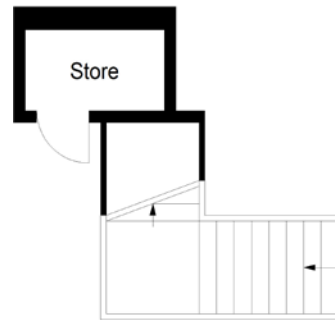
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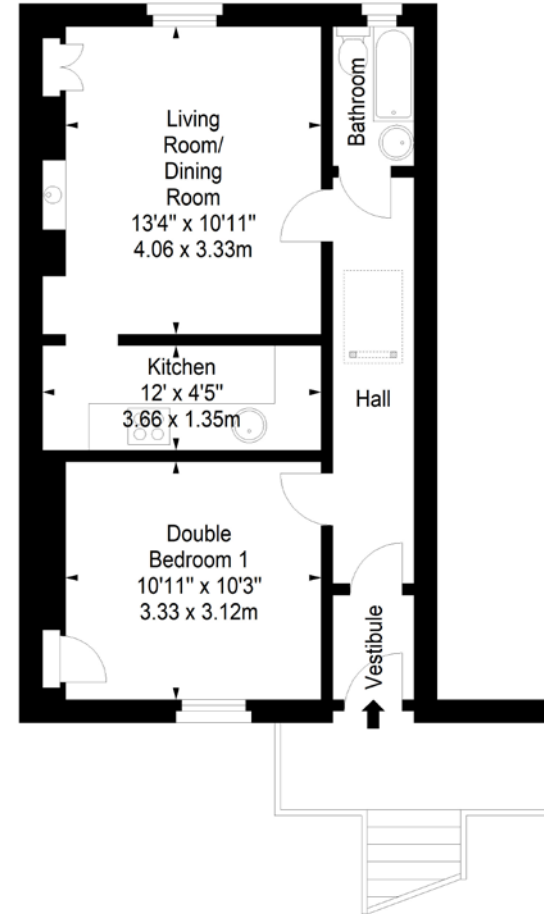
Approx. Gross Internal Area
455 Sq Ft - 42.27 Sq M

Attic
Approx. Gross Internal Area
253 Sq Ft - 23.50 Sq M

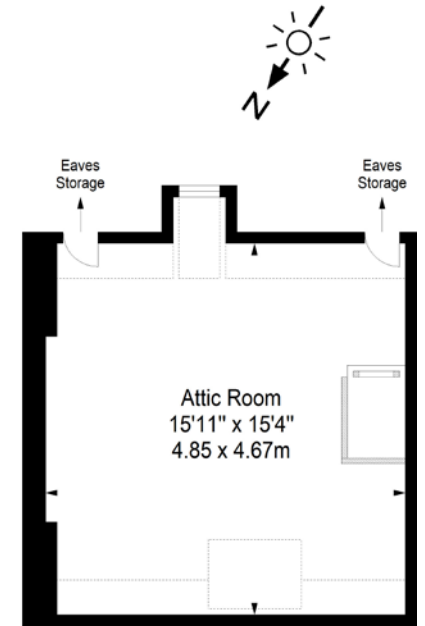
Store
Approx. Gross Internal Area
21 Sq Ft - 1.95 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



First Floor



Attic

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.