

# 12 WOODHALL MILLBRAE

Juniper Green, Edinburgh, EH14 5BH



**GILSON GRAY**

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12 WOODHALL  
MILLBRAE,



**PROPERTY NAME**

12 Woodhall Millbrae

**LOCATION**

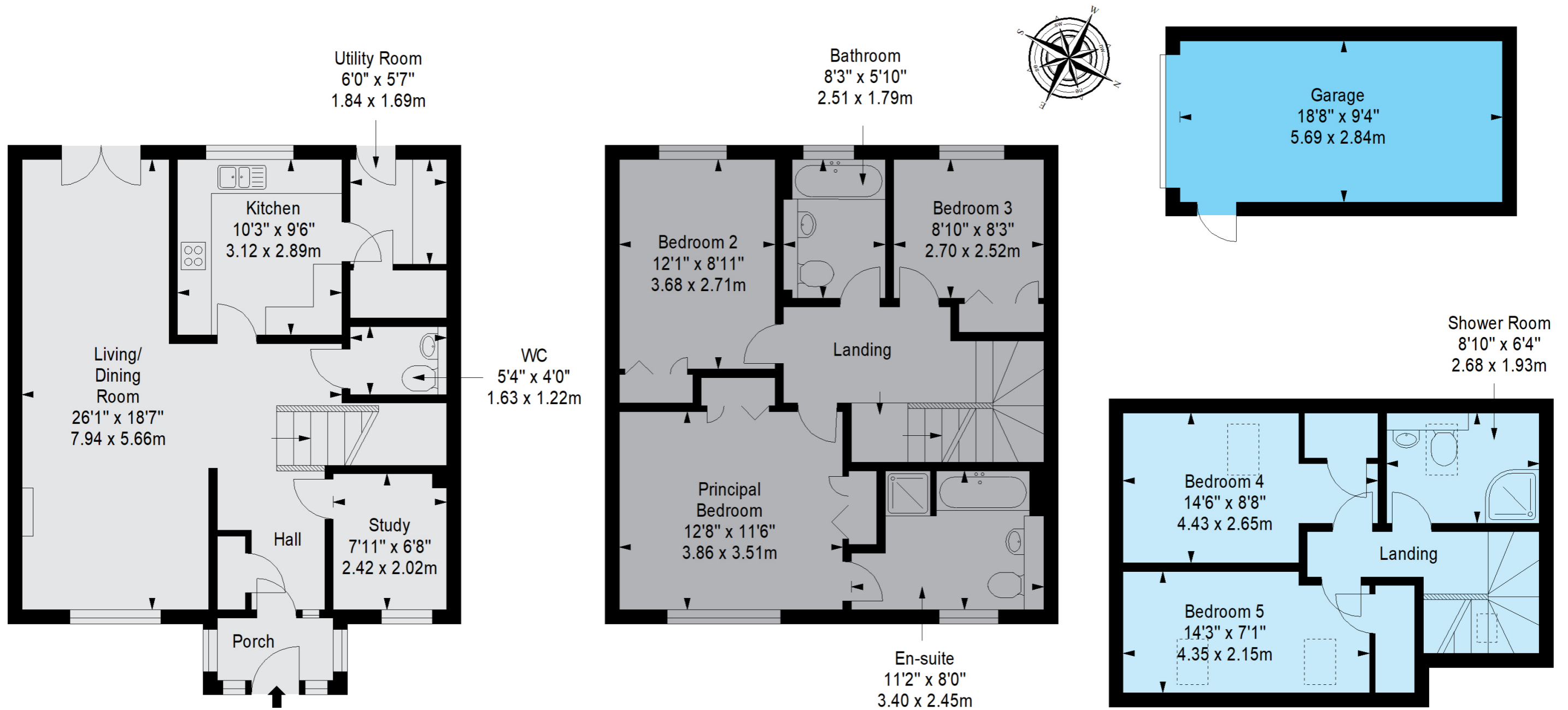
Edinburgh, EH14 5BH

**APPROXIMATE TOTAL AREA:**

172.9 sq. metres (1861.1 sq. feet)

● GROUND-FLOOR ● FIRST-FLOOR ● SECOND-FLOOR ● GARAGE

The floorplan is for illustrative purposes. All sizes are approximate.



# Welcome to 12 WOODHALL MILLBRAE

Forming part of a small, exclusive development on the leafy banks of the Water of Leith, this five-bedroom (plus study) townhouse offers magnificent family accommodation supplemented by a delightful private garden with access to a single garage.

## GENERAL FEATURES

Small exclusive development next to the Water of Leith  
Attractive, mid-terraced townhouse over 3 floors  
EPC Rating - C | Council Tax band - F

## ACCOMMODATION FEATURES

Bright, glazed entrance porch  
Semi-open-plan hallway with storage  
Magnificent living and dining room with garden access  
Contemporary, recently installed kitchen with integrated appliances  
Utility room with extra storage and garden access  
Principal bedroom with 4-piece en-suite bathroom  
Four further bedrooms all with fitted storage  
Ground floor home office and guest WC  
Modern family bathroom and separate shower room

## EXTERIOR FEATURES

Private gardens, including a suntrap rear garden  
Single garage and residents' parking  
GCH and DG throughout





# WELCOME HOME

Nestled at the end of a meandering road, 12 Woodhall Millbrae instantly impresses with its rendered facade framing sandstone sills. Set behind a fenced front garden, the front door opens welcoming you into a bright porch, which in turn gives access to a hallway with built-in storage.





# A FABULOUS OPEN-PLAN

## living space with garden access

Spanning the entire depth of the property is an open plan living and dining room. This sociable space enjoys a dual aspect, ensuring warm sunshine floods in throughout the day. The living room area is arranged around a focal fireplace, whilst the dining room enjoys French doors leading directly to the sunny, private gardens.





The living room area is arranged around a focal fireplace







# A CONTEMPORARY KITCHEN

## supplemented by a utility room

With direct access from the reception area, the recently fitted kitchen delivers on both form and function. Fitted with contemporary wall and base units, the kitchen neatly integrates a range of appliances, including: a fridge, freezer, gas hob, extractor hood, electric oven, combi grill/microwave oven, and dishwasher. Twin windows overlook the rear garden whilst a door gives access to the neighbouring utility room. Here, you will find a discreet laundry area, as well as a large storage cupboard and direct garden access.











# THE HOME OFFICE & GUEST WC

Completing the ground floor accommodation is a home office, ideally situated just off the central hallway and an attractive guest WC.



# THE PRINCIPAL SUITE



## A luxurious retreat

Leading off the central landing on the first floor is the principal bedroom. Enjoying morning sun, this generous double bedroom comes with extensive fitted wardrobes, as well as a luxurious four-piece en-suite bathroom, complete with a shower, bath, WC-suite and fitted storage space.





## THE REMAINING BEDROOMS

In addition to the principal suite, this townhouse comes with four further bedrooms, a family bathroom and a shower room. The first floor houses a double bedroom with built-in wardrobes, a generous single bedroom, also with built-in wardrobes, as well as a three-piece family bathroom.

The second floor, leading off a sky-lit landing, are another two double bedrooms, both with skylights and fitted wardrobe space, plus a modern three-piece shower room.





# THE BATHROOMS

A family bathroom and a shower room as well as a three-piece family bathroom

The property benefits from gas central heating and double glazing throughout, ensuring a warm yet cost-effective living environment all year round.

Extras: Included in the sale are all the fitted floor coverings, light fittings, integrated kitchen appliances, and blinds.

Factoring Information: There is a factoring agreement in place with Charles White Limited. The cost of this is around £430 per annum.





# A PRIVATE, SUNNY RETREAT

Enjoying a wonderful south-westerly aspect is the private rear garden.

Ideal for children and pets, this fully enclosed outdoor space gives direct access to the garage and comes with a landscaped garden incorporating a large decked terrace, paved walkways, areas of lawn and raised flowerbeds. The low-maintenance, private front garden sits behind a fully enclosed fence with walkway giving access to the front door. This family home comes with a single garage, conveniently linked to the garden via a side door, plus ample residents' parking to the front of the property.







  
12 WOODHALL  
MILLBRAE,





# JUNIPER GREEN



## 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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