










Offers Over  
**£230,000**

## 9 Woodhall Avenue

Juniper Green | Edinburgh | EH14 5BU

A superb opportunity has arisen to acquire this charming three bedroom upper villa pleasantly positioned within the highly regarded Juniper Green district of the city. Close to many amenities and excellent transport links, the property will suit a variety of buyers.

-  3 beds
-  1 public
-  1 bathroom
-  Private garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - D



## Description

Internally, the property is in true move-in condition while briefly comprising of; bright and airy lounge/diner with a press cupboards and a nice outlook, fully-fitted kitchen with a range of freestanding white goods and wooden worktops, generous front-facing double bedroom with a large cupboard, two further rear outlook double bedrooms, one currently used as a study, hallway with storage provisions and access via a Ramsay ladder to the floored and lined attic offering flexible use, and a partially-paneled shower room with a tiled floor and heated towel rail.

Further benefits include gas central heating and double glazing throughout.



## Extras

Selected fixtures and fittings, including; freestanding cooker, fridge-freezer, washing machine and dryer, bedroom 1&2 wardrobes, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

To the rear of the property is a private garden with raised planters, mature shrubs and a shed. There is also a shared drying green. For the car owner, there is unrestricted on-street parking for residents and visitors.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

The historic mill village of Juniper Green lies to the south west of the city centre close to Currie and Balerno. The area is ideal for the commuter with the City Bypass on hand, the nearby Curriehill Railway Station together with regular public transport serving the city centre. 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, Pentlands Regional Park and 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. The area is well placed for access to the national motorway network, the Queensferry Crossing and Edinburgh International Airport.





Approx. Gross Internal Floor Area 82.66 Sq M / 890 Sq Ft.



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.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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**Head Office**  
138 St John's Road  
Edinburgh

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Edinburgh

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Bonnyrigg

