Fixed Price £715,000

Viewing by appt tel Agent 0131 525 8666

Juniper Green  Bradstead House, 433 Lanark Road, Edinburgh, EH14 5BA

Simpson & Marwick

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Description
Bradstead House, 433 Lanark Road comprises a substantial 2 storey modern detached 5 bedroom family villa built circa 1975 with off street parking, garage and a charming and mature south facing garden. The versatile and generously proportioned family accommodation extends to about 3376sq.ft over two floors and includes a master bedroom with en suite bathroom, 4 further good sized bedrooms, a second bathroom, shower room, 4 generously proportioned public rooms, and a well appointed kitchen/breakfast room. In addition there is a utility room, a second kitchen and a separate WC. A key aspect of the extensive and versatile accommodation is the layout which allows for a wing of the house at ground floor level to be used as a separate one bedroom flat comprising hallway, sitting room, kitchen, double bedroom and bathroom and offers the potential to be used as an additional rental income stream, accommodation for a dependent relative or indeed for a live in nanny or au pair. The property has been well maintained and is presented in very good order throughout.

The house is entered via a vestibule with cloaks cupboard leading through to the reception hall with staircase rising to the first floor level and a large under stair store cupboard. There is a large dining room, an impressive and well appointed kitchen breakfast room with ample cupboard units and integrated appliances and with views onto and access into the back garden. To the rear of the kitchen is a utility room leading in turn to the garage whilst adjacent to the kitchen is a comfortable family room with a working fireplace and with sliding glass panel doors giving access to the south facing back garden. Returning to the hallway and running towards the rear section of the villa is a glazed double height atrium with glass panel doors giving access to the garden. Beyond the atrium is a quietly located and well proportioned drawing room overlooking the secluded back garden. Continuing down the inner hall there is a secondary entrance, a separate WC and the rear hallway with the annexed accommodation of an attractive sitting room with access to the back garden, a comfortable double bedroom, a well appointed kitchen with a hatch to the sitting room and a modern bathroom.

Fine 5 bedroom detached modern villa with sep annex,garage and parking
At first floor level there is a spacious and bright upper landing with four bedrooms, a bathroom and shower room. The master bedroom suite is spacious and bright with ample fitted wardrobe cupboards, a small ‘Juliette’ balcony and windows overlooking the back garden and beyond to the Pentland Hills and large modern en suite bathroom. There are two further double bedrooms, one with built in wardrobes, the other with a separate study area, a single bedroom and a modern fully tiled shower room with window.

Location
Juniper Green Village and the surrounding area such as nearby Colinton have a wealth of social amenities including a Post Office, bank, excellent library facilities, restaurants and friendly public houses. Nearby sporting facilities include golf, bowling and tennis clubs. There are delightful woodland walks along the Water of Leith which can be followed through Colinton to Stockbridge and the vibrant Waterfront at Leith. The Pentland Hills also offer excellent walking routes. The area is well served by bus routes to Edinburgh city centre, Balerno and Heriot Watt University. Juniper Green also has easy road access to the city bypass and major motorway networks making it an ideal location for access to the central Scotland motorway network. There are also excellent primary and secondary schools in the state and public sector within easy reach.

Garden
To the front and down one side of the villa is a hard standing for a number of vehicles. To the rear is a secluded south facing garden is mainly laid to lawn with a patio area, flower borders and a garden shed. There are a number of external power points at advantageous positions around the garden.

Parking
There is hard standing parking for up to three cars to the front and to one side of the house and a single garage located at the front of the property.

Fixtures and Fittings
The fitted carpets, curtains, blinds, light fittings and the kitchen integrated appliances are included in a sale. The washing machine in the utility room is not included.

Services
There is a gas fired central heating system.

EPC Rating D

Home Report
The Home Report is available to be downloaded from our website www.edinburghprimeproperty.com. The condition of the property and any material matter is disclosed in the Home Report.
Approx. Gross Internal Area
3376 Sq Ft - 313.63 Sq M
(Including Garage)
For identification only. Not to scale.
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Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.