

An aerial photograph of a residential area in Edinburgh. The foreground shows a cluster of houses with various roof styles, including some with dormer windows. A red arrow points from a text box above to a specific building in the middle ground. The background features rolling green hills under a clear blue sky.

CONNELL & CONNELL^{WS}
SOLICITORS AND ESTATE AGENTS

551-7 Lanark Road, Juniper Green,
Edinburgh, EH14 5DE







Attractive top floor flat in a small development set in well maintained communal garden grounds, The property is located in the residential location of Juniper Green. Juniper Green is a well-established village located just beyond the city bypass, offering a blend of semi-rural charm and convenient access to Edinburgh. Nestled close to the scenic Water of Leith walkway, the area provides a peaceful setting with attractive natural surroundings. A good selection of local shops is available within the village itself, with additional amenities found in neighbouring Colinton. For more extensive retail options, The Gyle and Hermiston Gait shopping centres are both easily reached. The area is well-positioned for access to Heriot-Watt University and Napier University campuses.

Regular bus services connect Juniper Green to the City Centre and Edinburgh Business Park, while the railway station in nearby Currie offers routes to central Edinburgh, Glasgow, and the wider central belt. For commuters, the location provides excellent access to the city bypass, major motorway routes, Edinburgh Airport, and the Forth Road Bridges, making it ideal for both city professionals and those travelling further afield



Leisure facilities nearby include the Pentland Hills Regional Park which offers 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.

Access to the property is via a well-maintained common passage and stair with the added benefit of a security entrance system. The building has undergone extensive recent roof repairs.

The property is in excellent decorative order including new carpets in the living room, bedroom and hall and a new hob and oven in the kitchen. The flat benefits from gas central heating and double glazing.

Attractive and well-maintained communal garden grounds. There is an allocated parking space (space 3) in the residents' car park.



PROPERTY DETAILS

- Entrance Hall with entryphone handset.
- Bright and spacious Living Room with twin windows with leafy outlook. Space for dining table and chairs. Serving hatch to kitchen.
- Fitted Kitchen with matching wall and base units. Integrated electric hob, oven and hood. Ample work surfaces with stainless steel sink with drainer and tiled splashback. The washing machine is included in the sale. Window to rear with open outlook.
- Double Bedroom with walk-in wardrobe. Window to side.
- Partly tiled Bathroom with white three-piece suite comprising bath with electric shower above and shower screen, wash hand basin and WC. Extractor. Large built-in cupboard.



Viewing by appointment on 0131 524 3800



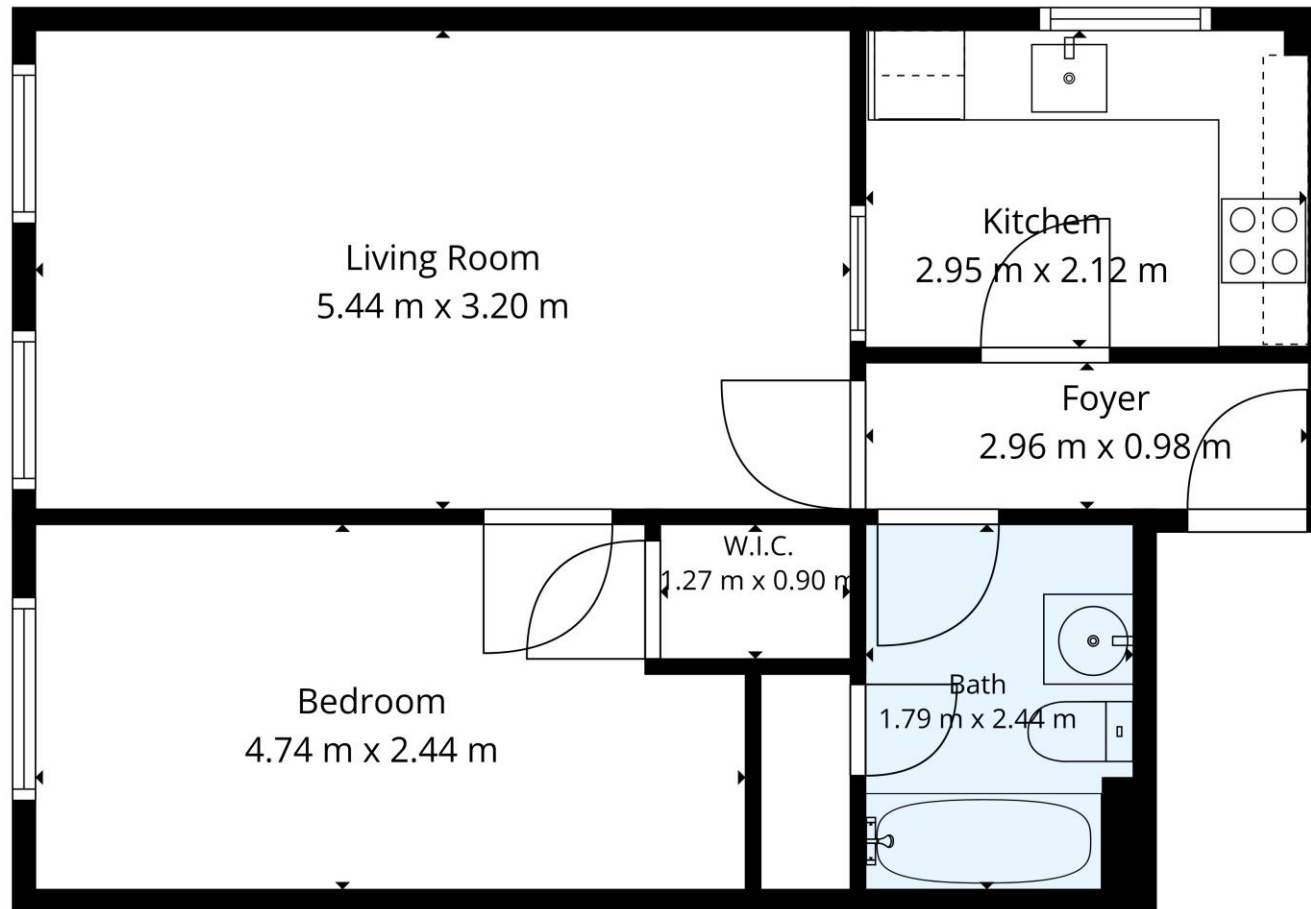


External

The flat benefits from an allocated parking space in the residents car park.

The development features attractive and well maintained garden grounds with lawns and a lovely array of established plants, shrubs and trees.

- Energy Efficiency Rating - D
- Council Tax Band - C



Total: 46 m2
 1st Floor: 46 m2
 Excluded Areas: Walls: 4 m2

These Floor Plans Are For Marketing Purposes Only. All Dimensions, Square Footages, Features, Finishes, And Layouts Are Approximate.

