



15/1 BELMONT ROAD
JUNIPER GREEN
EDINBURGH
EH14 5DZ

FIXED PRICE
£180,000

 **CONNELL & CONNELL** *WS*
SOLICITORS AND ESTATE AGENTS

**ATTRACTIVE
TWO BEDROOM
LOWER VILLA FLAT
SET BACK FROM THE
ROAD IN A SECLUDED
LEAFY SETTING IN A
DESIRABLE AREA
CLOSE TO EXCELLENT
LOCAL AMENITIES**

VIEWING:
BY APPOINTMENT
TELEPHONE AGENTS
0131 524 3800 FOR
AN APPOINTMENT

Attractive main door lower villa pleasantly situated within the much sought after and highly desirable residential area of Juniper Green. Quietly set back from the road, and accessed by way of wrought iron gate, the property forms part of a row of similar style properties with Flat 1 situated at the beginning of the row on the gable end.

Juniper Green offers a wide selection of local shops for day to day requirements and further specialized shopping can be found at the South Gyle Shopping Centre and Hermiston Gait Retail Park. There are also essential services such as Doctors, Dentists, Banks and Post Offices close at hand.

There are regular public transport services which travel to the City Centre and many surrounding areas. There is a railway station located in nearby Currie which gives access to both Edinburgh and Glasgow. The village is also very convenient for the City Bypass and then west to the M8, M9 and Airport.

Schooling is well catered for and both primary and secondary schools can be found in the vicinity including Juniper Green primary school & nursery, Currie High School, Merchiston Castle and George Watsons College. Heriot-Watt University & Napier Sighthill campus's are both close by.

There are lovely walks in the immediate area including the Pentland Hills and a cycle way along the Water of Leith to Colinton and Balerno Village. Leisure facilities include a golf club, tennis club, large park and play park.

Internally the property is in excellent decorative order throughout and benefits from gas central heating. Small private areas of garden to front together with a well maintained shared garden and drying green. External storage cupboard.



PROPERTY DETAILS

- * Entrance Vestibule.
- * L-shaped Hallway providing access to all rooms.
- * Lounge with door to side giving direct access to the garden and drying green. Utility cupboard, the washing machine is included in the sale. TV point. Open plan to;
- * Modern fitted Kitchen with matching wall and base units. Integrated gas hob and electric oven. The dishwasher is included in the sale. Ample worksurfaces with stainless steel sink with drainer and tiled splashback. Cupboard housing boiler. Window to front.
- * Large Double Bed room with window to rear. Ample space for bed room furniture.
- * Single Bed room also suitable for use as a study or home office if preferred. Window to rear.
- * Bathroom with white three piece suite comprising bath with electric shower above, wash hand basin and WC. Folding shower screen. Mirrored cabinet. Frosted window to front.

Energy Efficiency Rating: D



EXTERNAL

There are private areas of garden ground to the front of the property and a well maintained communal garden with shared drying green to the side. External storage cupboard. The garden shed is included in the sale. Unrestricted parking is available in Belmont Road and surrounding areas.





Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Photographs and Floorplan by Mike Dooley Photography 07730560286



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.