

# ALLINGHAM&CO

traditional values | modern practice

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espc

530/2 Lanark Road, Juniper Green, EH14 5DJ  
1 RECEPTION | 2 BEDROOMS | 1 BATHROOM | EPC: C

## Location

This bright and spacious two bedroomed ground floor flat located in the popular village of Juniper Green, a highly regarded area on the South West outskirts of Edinburgh.

Juniper green enjoys a delightful setting nestled beneath the Pentland Hills and is ideally situated for access to both the city centre and City Bypass which links with the major motorway network, Edinburgh International Airport and the Forth Bridges. A regular bus service and also a local railway station provide access to the city centre and surrounding areas.

There are a range of local amenities to meet your daily needs, including a chemist, dentist, delicatessen/cafe and an Iceland food store with further shops in the nearby Currie and Colinton Village. For more extensive shopping requirements, The Gyle and Hermiston Gait retail park are only a short drive away.

A variety of recreational and leisure facilities are available including a cinema at Westside Plaza, the local bowling club, Baberton and Dalmahoy golf courses, Currie RFC and Midlothian Snowsports centre. Scenic country walks can be enjoyed in the Pentland Hills and along the Water of Leith Walkway and Cycle Path.

Local schooling at all levels is well regarded with Juniper Green Primary School and Currie Community High School very close by. Private school options in the area are George Watsons and Merchiston Castle. Further education is available at the nearby Heriot-Watt University, Napier University and Edinburgh College.

## Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.





## Accommodation

Secure entry phone system

Entrance hallway with three cupboards

Good sized, bright living/dining room with triple aspect windows and a fireplace

Kitchen with cooker, washing machine, and tumble drier: these items are believed to be in good working order though their condition is not warranted

Modern bathroom with large walk in shower, wash basin and WC

Two double bedrooms with built in wardrobes

Gas central heating

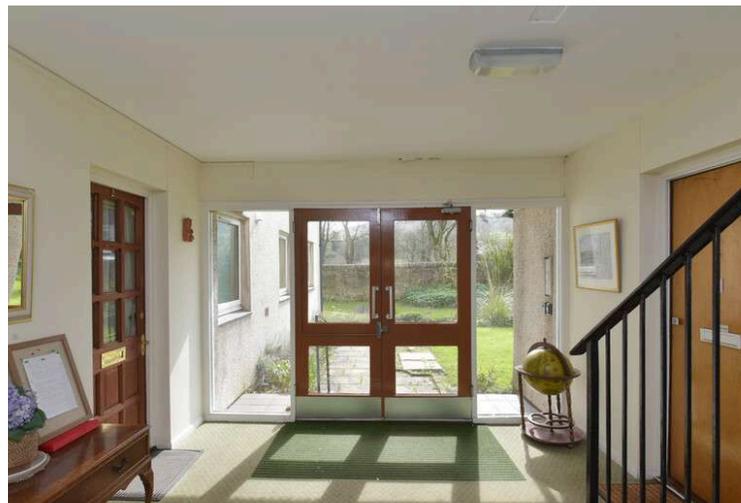
Double glazing

Well maintained, communal gardens

Residents parking

## Home report

Please visit [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)



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## ALLINGHAM & CO OFFICES

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx  
69m<sup>2</sup>

