



Offers Over  
**£205,000**

## Flat 8, 545 Lanark Road

Juniper Green | Edinburgh | EH14 5DE

A spacious and beautifully presented second floor apartment, forming part of a well-kept modern block, enjoying a superb location in the picturesque Juniper Green area of the city. The property boasts lovely open views to the rear, together with a single lock up garage and is well placed to take advantage of some beautiful green spaces, including nearby Bonaly Country Park.

-  2 bedroom
-  1 public room
-  1 bathroom
-  Parking space and single garage
-  Shared gardens
-  EPC rating – C
-  Council tax band- D



## Description

The internal accommodation is accessed via a secure entry and briefly comprises: extensive hallway with good built-in storage, generously sized reception/dining room which features coving to ceiling, attractive décor, focal fireplace and a bright south facing aspect over the surrounding woodland, kitchen fitted with a range of stylish contemporary units, with coordinated worktops and a selection of integrated appliances, spacious principal bedroom with focal wall panelling and timber fitted wardrobes, second good sized single bedroom also with storage, and modern bathroom with sleek three piece white suite, tiling to splash areas and over-bath mains shower.



## Extras

All floor coverings, blinds, light fittings and integrated appliances will be included.

## Gardens, Garage and Factor

There are areas of well maintained garden grounds scattered throughout the development, including areas of lawn, shrub beds and small trees. The flat has its own single garage and carport, providing excellent off-street parking/overspill storage. There is a factoring agreement in place with Trinity Factors for the upkeep of the communal areas. This is presently £45 per month, payable bi-annually.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

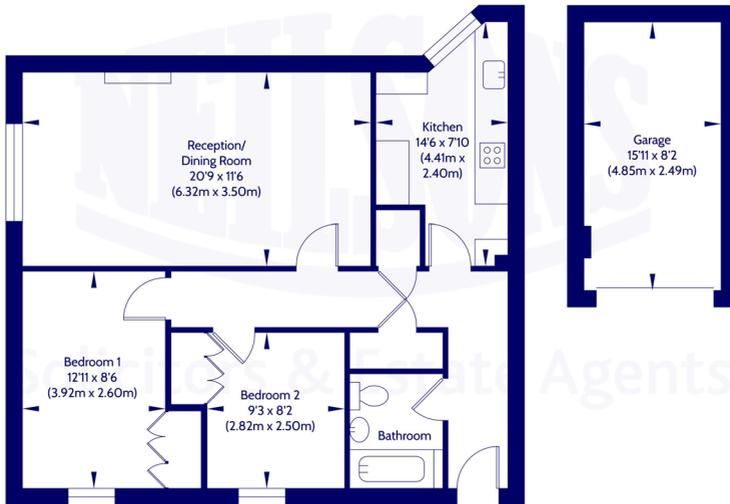
The historic mill village of Juniper Green lies to the southwest of the city centre close to Currie and Balerno. The area is ideal for the commuter with the City Bypass on hand, the nearby Curriehill Railway Station together with regular public transport serving the city centre. The area has a range 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 67.08 Sq M / 722 Sq Ft.

## Second Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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- [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.
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