



**lindsays**

585 Lanark Road  
Juniper Green, EH14 5DA

*"An extremely impressive and deceptively spacious lower villa which offers a flexible home benefitting from two parking spaces"*

- Sitting room enjoying beautiful views
- Dining kitchen with French doors to garden
- Master bedroom/lounge
- Two further double bedrooms
- Study/box bedroom
- Stylish bathroom
- Additional modern shower room
- Partial triple glazing & double glazing
- Gas central heating
- Private gardens to front & rear
- Two parking spaces

EPC Rating C

**OFFERS OVER £360,000**



## Description

A deceptively spacious lower villa with two parking spaces, situated in the sought after area of Juniper Green. This extremely impressive property retains beautiful original features and enjoys a lovely outlook to the rear. Offering a unique home the property boasts flexible accommodation with a private front garden and a well maintained garden to the rear with well and decking area. In brief the accommodation comprises; sitting room enjoying beautiful views, fully fitted dining kitchen with breakfast bar and French doors to the rear garden, master bedroom/lounge, two further double bedrooms, study/box bedroom, stylish newly renovated bathroom with feature bath, large shower cubicle and under floor heating, and additional modern shower room.

## Area

Juniper Green is a delightful suburb of the city lying approximately 4 miles from the city centre, just beyond the city by-pass and within sight of the Pentland Hills. It is a popular and attractive place to live with excellent access not only into the city centre but also to the central motorway network, the Forth Bridges and Edinburgh International Airport. Whilst the 'village' plays host to a delightful selection of small speciality shops, health and post office services, the Gyle centre and Hermiston Gait are within a 5/10 minute drive and offer a number of high street names, including Marks & Spencer and a large branch of Tesco. Leisure options are plentiful. The Pentland Hills Regional Park offers endless opportunities for 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.

## Viewing

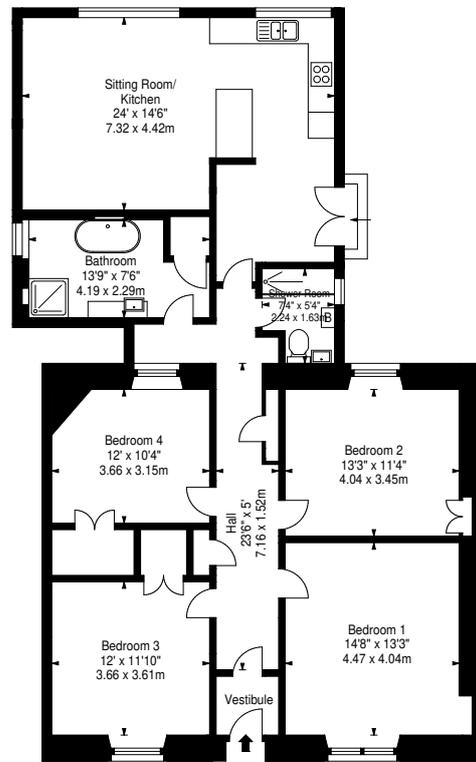
By appointment contact Lindsays on 0131 229 4040



Lanark Road,  
Juniper Green, EH14 5DA



Approx. Gross Internal Area  
1471 Sq Ft - 136.66 Sq M  
For identification only. Not to scale.  
© SquareFoot 2022



T: 0131 229 4040 E: [edinburghproperty@lindsays.co.uk](mailto:edinburghproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://property.lindsays.co.uk)

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.