



541/7, Lanark Road, Juniper Green, City of Edinburgh, EH14 5DE

Well-presented & Generously Proportioned, One-Bedroom, Second-Floor (Top) Flat

Up to date price and viewing info at mov8realestate.com/property

espc **rightmove** **Zoopla**
find your happy

Property Description

Well-presented and generously proportioned, one-bedroom, second-floor (top) flat, forming part of a factored residential development. Conveniently located in the desirable Juniper Green area, adjacent to the leafy Water of Leith walkway, to the south-west of Edinburgh city centre.

Comprises an entrance hallway, a living/dining room, a kitchen, a double bedroom and a shower room.

Highlights include a modern fitted kitchen with appliances, a fitted bathroom and continuous hardwood flooring. In addition, there is double glazing, HIVE gas central heating and good storage provision including a floored loft space.

The development has a secure entry system, well-maintained communal grounds, and a resident's private car park.

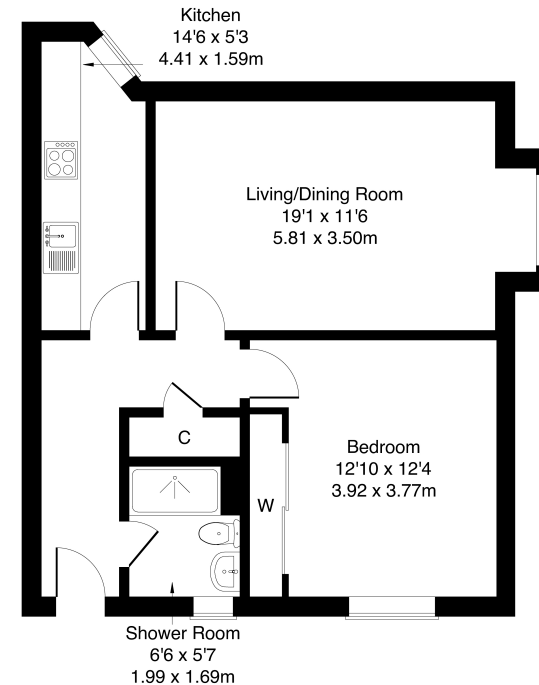
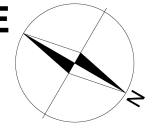
The welcoming entrance hall is finished with continuous hardwood flooring, creating a seamless flow throughout the property and providing access to all rooms. A built-in storage cupboard offers practical and discreet space for everyday essentials. Positioned to the rear, the impressive living and dining area is a bright and inviting space, enhanced by hardwood flooring and generous windows that flood the room with natural light. The well-proportioned layout easily accommodates both comfortable lounge seating and a dedicated dining area, making it ideal for relaxing evenings or entertaining guests. A central light fitting completes this versatile and stylish space. The modern fitted kitchen is thoughtfully designed with both functionality and style in mind. It features further hardwood flooring, marble effect worktops, a tiled splashback and contemporary spotlighting. A stainless steel sink with drainer sits beneath the worktop, and the kitchen is well equipped with a fridge, freezer, washing machine, integrated oven and an electric hob with canopy extractor above.

The spacious bedroom provides a calm and comfortable retreat, complete with soft carpeted flooring and a central light fitting. There is ample room for additional furniture alongside a generous built-in wardrobe with mirrored sliding doors, which enhances both storage and the sense of space. Completing the property is a modern fitted shower room, finished with hardwood flooring, a tiled splashback surround and sleek spotlighting, offering a clean and contemporary feel.



541/7 Lanark Road, Juniper Green, EH14 5DE

Approximate Gross Internal Area: (581 sq ft - 54 sq m.)

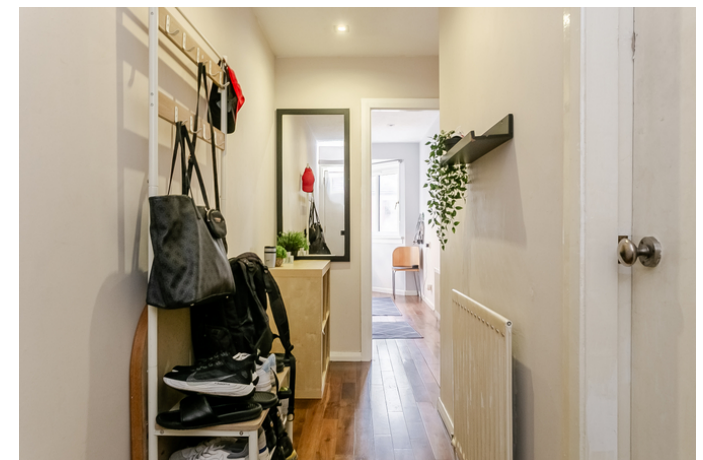


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

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.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.