



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

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

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# 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.

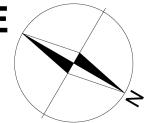
Comprises an entrance hallway, a living/dining room, a kitchen, a double bedroom and a shower room.

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. 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.

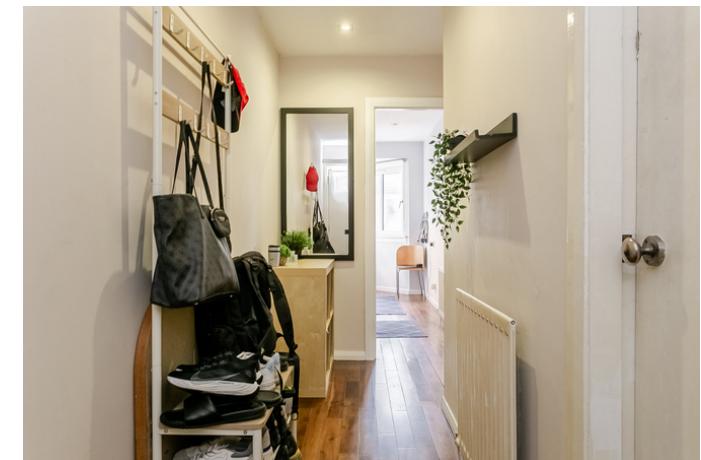


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# 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.





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