

15/8 Belmont Road

JUNIPER GREEN | EDINBURGH | EH14 5DZ

warners
solicitors & estate agents







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Warners are delighted to present to market this charming first floor flat pleasantly situated within a lovely pocket of the much sought after and highly desirable residential area of Juniper Green. Quietly set back from the road, and accessed by a gated pathway, the property forms part of a row of similar style former Mill workers' properties.

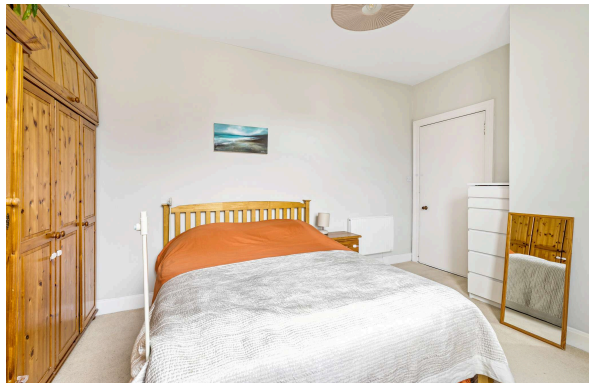
There are lovely walks in the immediate area including the Pentland Hills and the Water of Leith cycle way to Colinton, Balerno Village and beyond. Internally, the property is in immaculate order throughout and benefits from high efficiency storage heaters, and double glazing with a well-maintained shared garden and drying green. Unrestricted on-street parking is also available nearby. Early viewing is recommended! The property currently comprises:

- Spacious living room with dining area
- Welcoming communal entrance hall with Skylight
- Fully fitted Kitchen with integral appliances and dining area
- Large versatile Box room with skylight
- Well-proportioned bedroom with storage
- Stylish bathroom with shower over the bath
- High efficiency storage heaters and double glazing
- Shared drying green
- Unrestricted on-street parking nearby

Energy Rating E, Council Tax Band B.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.







All fixtures, fittings, kitchen appliances; oven, washing machine, dishwasher, and fridge freezer, blinds in kitchen, living room and bedroom, along with the wardrobes in bedroom will be included in the sale.

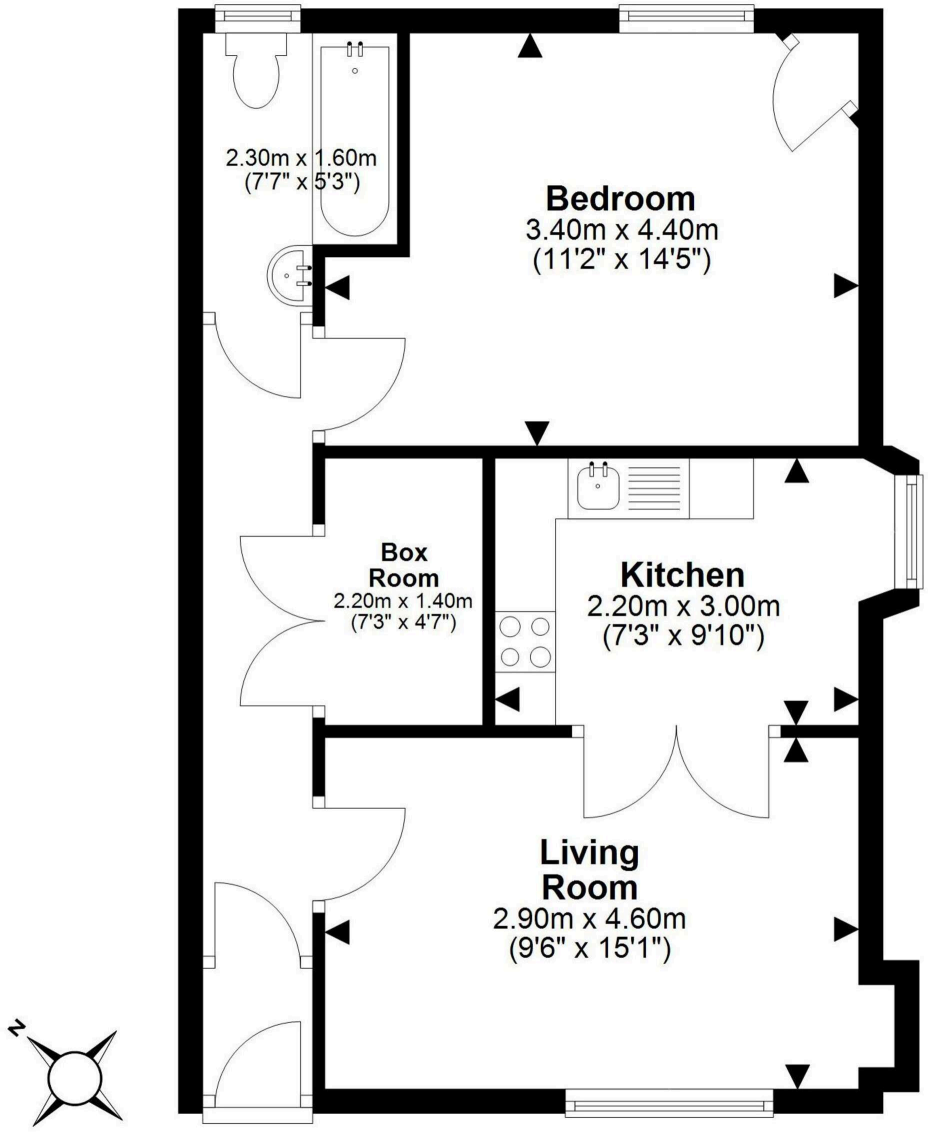
Juniper Green has grown to be a popular residential suburb of Edinburgh running along the foot of the Pentland Hills and around five miles from Edinburgh City Centre. Still pleasantly rural in nature, it has a clearly discernible village centre which caters well for everyday needs. There are, of course a number of alternative shopping centres and facilities close by, some of which are made more accessible by Edinburgh City Bypass. Excellent local schooling is available at Juniper Green Primary School and the nearby Currie High School. Nearby sporting facilities include golf, bowling and tennis clubs. There are delightful woodland walks along the Water of Leith.











This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD
0131 667 0232
property@warnersllp.com
warnersllp.com