



15/3 Belmont Road  
JUNIPER GREEN | EDINBURGH | EH14 5DZ

  
**warner's**  
solicitors & estate agents





## 15/3 Belmont Road

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Attractive main door lower villa 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 lovely order throughout and benefits from gas central heating, and double glazing, and small private areas to the front together with a well maintained shared garden and drying green. Unrestricted on-street parking is also available nearby.

- Well presented main door lower flat
- Bright and spacious accommodations with high ceilings
- Spacious lounge with space for dining table
- Modern breakfasting kitchen with white high gloss units
- Spacious double bedroom quietly situated to the rear with mirrored wardrobes
- Modern shower room with walk in mains shower cubicle (formally had a bath) and vanity sink unit
- Gas central heating and double glazing
- Fantastic storage options
- Small garden area to front of property and shared drying green
- Unrestricted on-street parking nearby

EPC Rating C

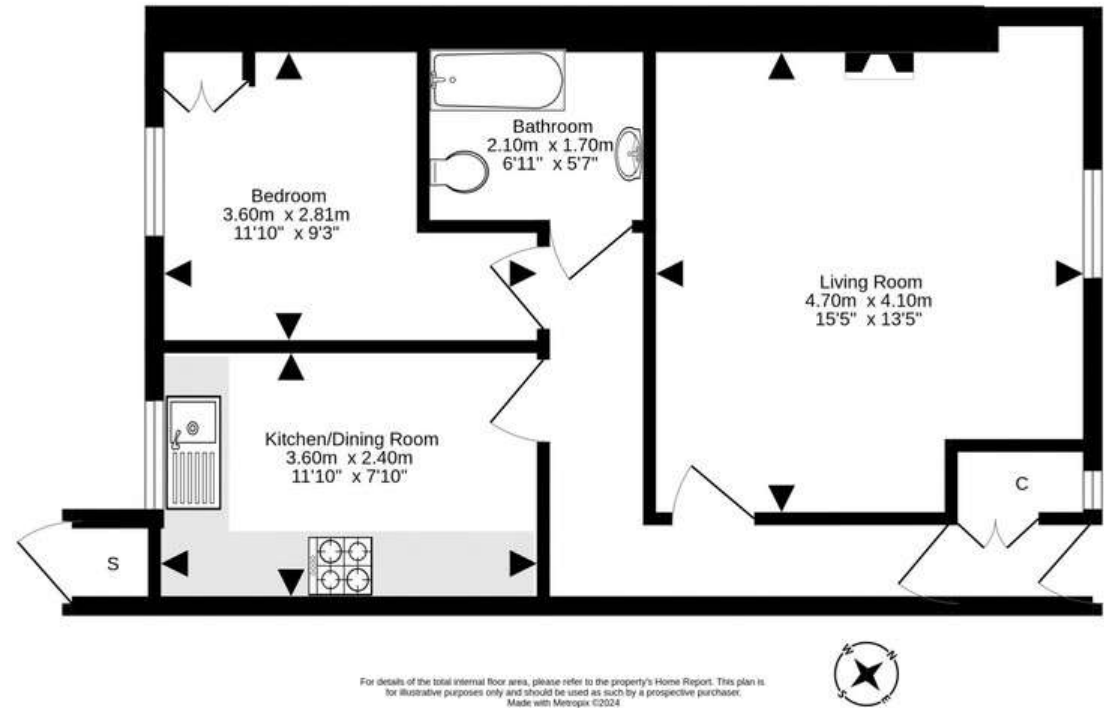
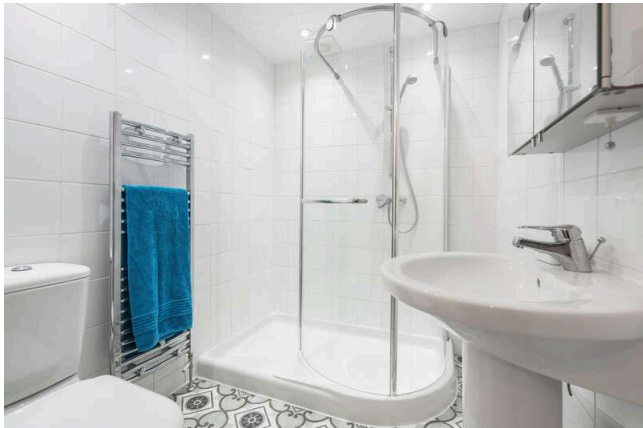
Extras include carpets, blinds, curtains, washing machine and fridge freezer, oven and hob. Other furniture may be available by separate negotiation.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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. Excellent bus service into town and conveniently located near Heriot Watt University. Nearby sporting facilities include golf, bowling and tennis clubs. There are delightful woodland walks along the Water of Leith.





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