



Offers Over

£430,000

15 Muirend Avenue

Juniper Green | Edinburgh | EH14 5BD

Neilsons are delighted to offer to market this superb and rarely available four bedroom main door upper villa quietly situated in a quiet and sought-after pocket of Juniper Green. Close to fantastic amenities and commuting links while boasting private gardens and a single garage, the property will undoubtedly make for an ideal family home. Early viewing suggested.

-  4 beds
-  2 public
-  2 bathroom
-  Private rear garden
-  Single garage and on-street parking
-  EPC Band - D
-  Council Tax Band - F



Description

Internally, the property offers spacious and flexible accommodation while briefly comprising of; welcoming entrance vestibule with a beautiful tiled floor, staircase leading to the landing with a skylight allowing lots of natural light, bright and airy lounge with a bay window, lovely cornicing, Edinburgh press cupboard and an open fireplace, triple-aspect home office/study, second reception room currently used as a dining/family room with another open fireplace and an Edinburgh press cupboard, fully-fitted kitchen with a range with tiling in splash areas and an overhead pulley drying rack while being styled with light base and wall-mounted units and a wooden worktop, separate fully-fitted utility room, first large double bedroom with an Edinburgh press cupboard and space for freestanding furniture, partially-tiled ensuite shower room with partial-tiling, single shower cubicle and a skylight, second generous double bedroom with another Edinburgh press cupboard and ample room for different configurations, two further good sized double bedrooms with a quiet rear aspect overlooking the private garden, and a partially-paneled bathroom suite with an over-bath shower and access to the partially-floored attic space.

Further benefits include a mixture of single and double glazed windows as well as gas central heating.



Extras

Selected fixtures and fittings, including; light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

To the front a well-kept front garden and to the rear of the property is a gorgeous private garden area with separate patio spaces for garden furniture as well as a large lawn, garden shed and greenhouse. For the car owner, there is a single garage with space for parking in front as well as more than adequate on-street free parking to accommodate both residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

The historic mill village of Juniper Green lies to the south west of the city centre close to Currie and Balerno. The area is ideal for the commuter with the City Bypass on hand, the nearby Curriehill Railway Station together with regular public transport serving the city centre. The area has a range of local retailers providing everyday requirements with many larger supermarkets close by including Sainsbury's at Inglis Green Road. The Gyle shopping centre and Hermiston Gait retail park are also within easy reach providing a further range of shops and services. Excellent leisure and recreational facilities are available locally including several golf courses, tennis courts, Craiglockhart Sports Centre, Pentlands Regional Park and walks along the Union Canal and the Water of Leith. The village is ideal for those commuting to the Riccarton campus of Heriot Watt University, Gogarburn or Edinburgh Business Park. The area is well placed for access to the national motorway network, the Queensferry Crossing and Edinburgh International Airport.





Approx. Gross Internal Floor Area 164.56 Sq M / 1771 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.
All measurements are approximate and include areas under coombed ceilings in finished rooms.
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents
Plans by planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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