



## 466 Lanark Road

Juniper Green, Edinburgh, EH14 5BQ

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## Summary

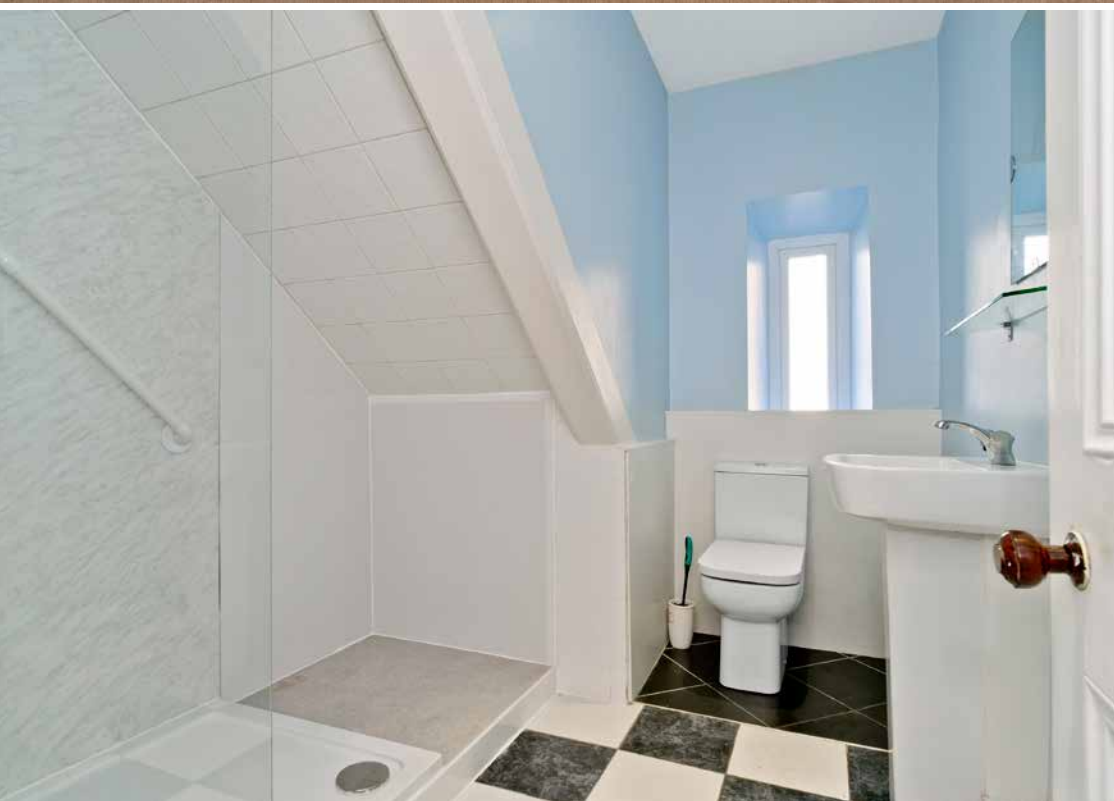
*This appealing garden flat in leafy Juniper Green offers well-proportioned modern interiors with two double bedrooms, a shower room, a tastefully appointed kitchen, and a spacious, southwest-facing reception room. The property benefits from a delightful, enclosed garden, access to unrestricted on-street parking, and excellent commuting links in and out of the city, including proximity to the Bypass.*

*Extras: All fitted floor and window coverings and light fittings are included.*



## Features

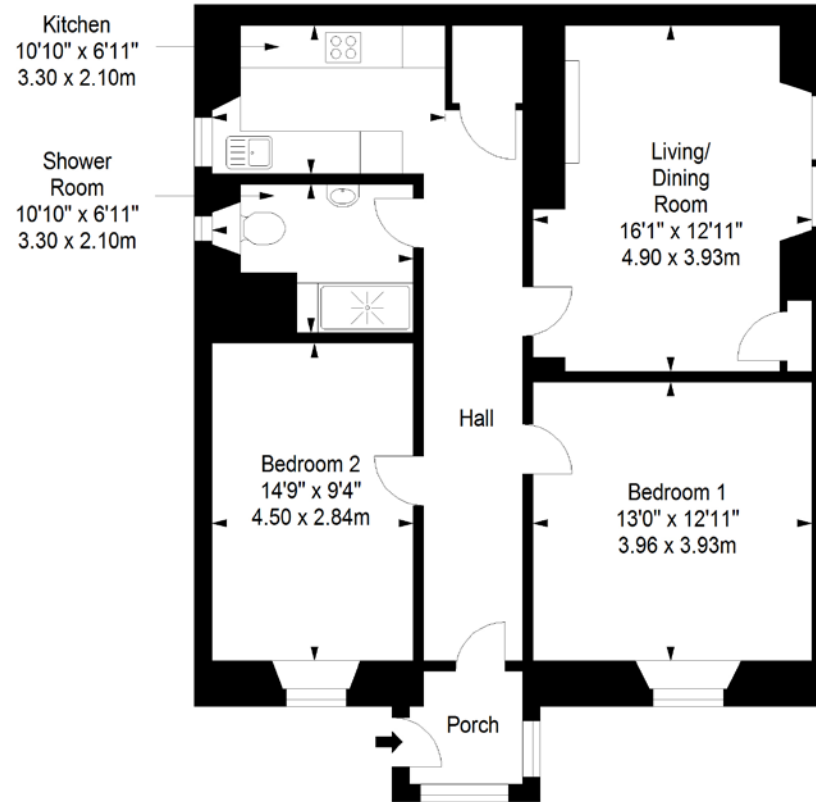
- Desirable suburban address
- Attractively-presented garden flat
- Entrance porch and hall with storage
- Sunny living/dining room with living-flame fire
- Tasteful fitted kitchen
- Two spacious double bedrooms
- Modern shower room
- Enclosed garden with a shed
- Unrestricted on-street parking
- Gas central heating and double glazing
- **EPC Rating - TBC**



# Floorplan

## Ground Floor

Approx. 75.9 sq. metres (817.0 sq. feet)

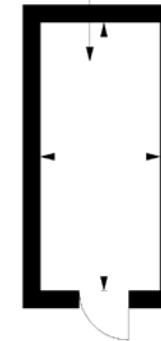


Total area: approx. 82.4 sq. metres (886.9 sq. feet)

## Shed

Approx. 6.5 sq. metres (69.9 sq. feet)

Shed  
12'6" x 5'7"  
3.80 x 1.70m



LEGAL OFFICE: 89-91 Morrison Street, Edinburgh, EH3 8BU  
0131 337 7771  
[www.clancys-solicitors.co.uk](http://www.clancys-solicitors.co.uk)

DISCLAIMER  
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

