



15/7 Belmont Road

Juniper Green, Edinburgh, EH14 5DZ

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Forming part of an established building in Juniper Green, this upper flat offers a double bedroom, a box room/study, a good-sized living room, a kitchen, and a bathroom, plus access to a shared garden and unrestricted on-street parking. The home is sure to appeal to first-time buyers, professionals, couples, and rental investors alike.

A set of external stairs leads to a shared porch with one other property, where the flat's front door opens into an entrance vestibule, flowing through to a welcoming hallway with neutral décor, warm wood flooring, and loft access. Immediately on your left, you step into a living room. Here, a southwest-facing window captures sunny natural light throughout the day, and plenty of space is provided for a choice of lounge and dining furniture layouts, all arranged around a homely fireplace flanked by an open Edinburgh press with display shelving. The kitchen is conveniently connected to the living room and is fitted with wall and base cabinets, workspace, and eye-catching splashback tiling, with integrated appliances comprising an oven, hob, and extractor hood. Provision is also made for freestanding and undercounter appliances.

Features

- Upper flat in Juniper Green
- Entrance vestibule and hallway
- Elegant, southwest-facing living room
- Adjoining fitted kitchen
- Airy double bedroom
- Versatile box room/study
- Bathroom with shower-over-bath
- Access to a shared garden
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - D





“The flat’s front door opens into an entrance vestibule, flowing through to a welcoming hallway with neutral décor, warm wood flooring, and loft access.”







The flat's double bedroom is wonderfully light and airy and offers ample space for freestanding bedroom furniture, and it is elegantly decorated, enhanced by the same wood flooring as the hall. A box room/study offers flexibility to be utilised in a number of ways, such as an occasional guest bedroom, a home office, or a dressing room. Finally, a bathroom completes the accommodation on offer and comprises a bath with an overhead shower and a glazed screen, a pedestal basin, and a WC. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the flat enjoys access to a good-sized, well-maintained shared garden, as well as a private coal/external store, whilst unrestricted on-street parking can be found on Belmont Road.

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, fridge/freezer, washing machine, and bedroom wardrobe will be included in the sale.

Juniper Green

Nestled on the banks of picturesque Water of Leith at the foot of the majestic Pentland Hills, the exclusive village of Juniper Green offers idyllic country living just five miles from the city centre. Enveloped by dense woodland and luscious green fields, the area has retained a charming village atmosphere, affording residents a relaxed, laid-back lifestyle close to the hustle and bustle of the capital. Given its favourable greenbelt location, Juniper Green is the perfect base from which to enjoy a wealth of outdoor pursuits including walking and cycling along the Water of Leith, hiking and horse riding in the rugged Pentland Hills National Park or dry-slope skiing at the Midlothian Snowsports Centre. Golf enthusiasts also have their pick of renowned golf courses nearby including Baberton, Kingsknowe and Swanston golf clubs. Juniper Green is well-served by local amenities including shops, cafés, pubs, a restaurant, and chemists, with more extensive shopping facilities available at nearby Hermiston Gait Retail Park and in neighbouring Colinton and Balerno. Juniper Green enjoys access to an excellent range of state schools from nursery to secondary level, whilst also being well-placed for some of Edinburgh's leading private schools. The area is ideally situated for commuting owing to the proximity of Edinburgh City Bypass and the M8/M9 motorway networks, as well as convenient public transport links into the city centre and beyond.

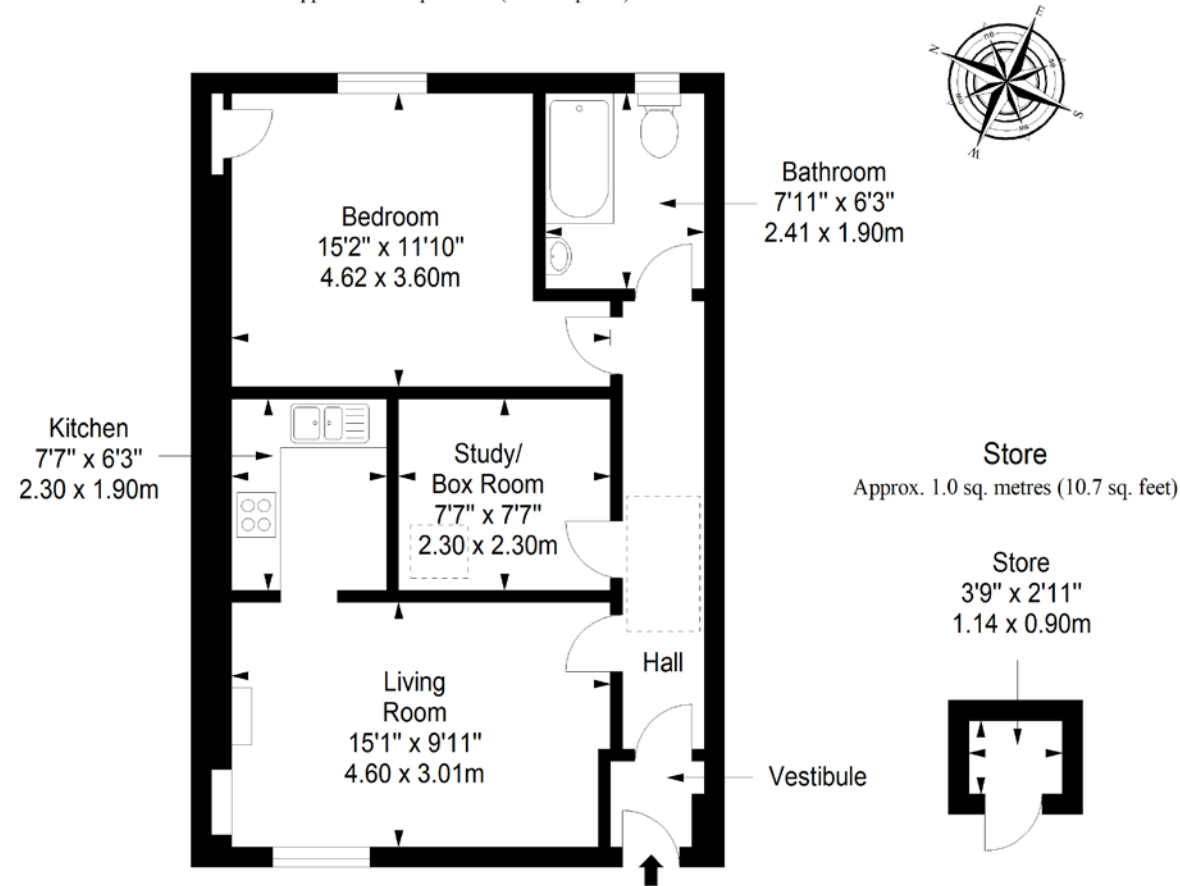




Floorplan

First Floor

Approx. 54.0 sq. metres (581.3 sq. feet)



Total area: approx. 55.0 sq. metres (592.0 sq. feet)

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