

# 573 Lanark Road

JUNIPER GREEN, EDINBURGH, EH14 5DB



*SPACIOUS TWO BEDROOM UPPER  
FLAT WITH PRIVATE PARKING*



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# THE PROPERTY

McEwan Fraser Legal is delighted to present this generously proportioned, well-appointed two-bedroom upper flat, forming part of a detached sandstone house in the popular Juniper Green area of Edinburgh.







The property benefits from a private gated entrance with its own rear access, leading to an entrance porch and central hallway. Internally, the flat is presented to a high standard with neutral modern décor, column radiators, double glazing throughout, and secondary glazing in key rooms.

The spacious living room enjoys a high ceiling with original coving, a large modern log-burning stove, and two column radiators, creating a warm and inviting atmosphere.









The large south-facing kitchen/diner is a standout feature, boasting gloss black granite floor tiles, extensive worktop and storage space, a range cooker with gas hob and electric fan oven, integrated fridge, freezer, and wine cooler, and an adjacent utility room with a second sink, additional appliances, and generous storage.





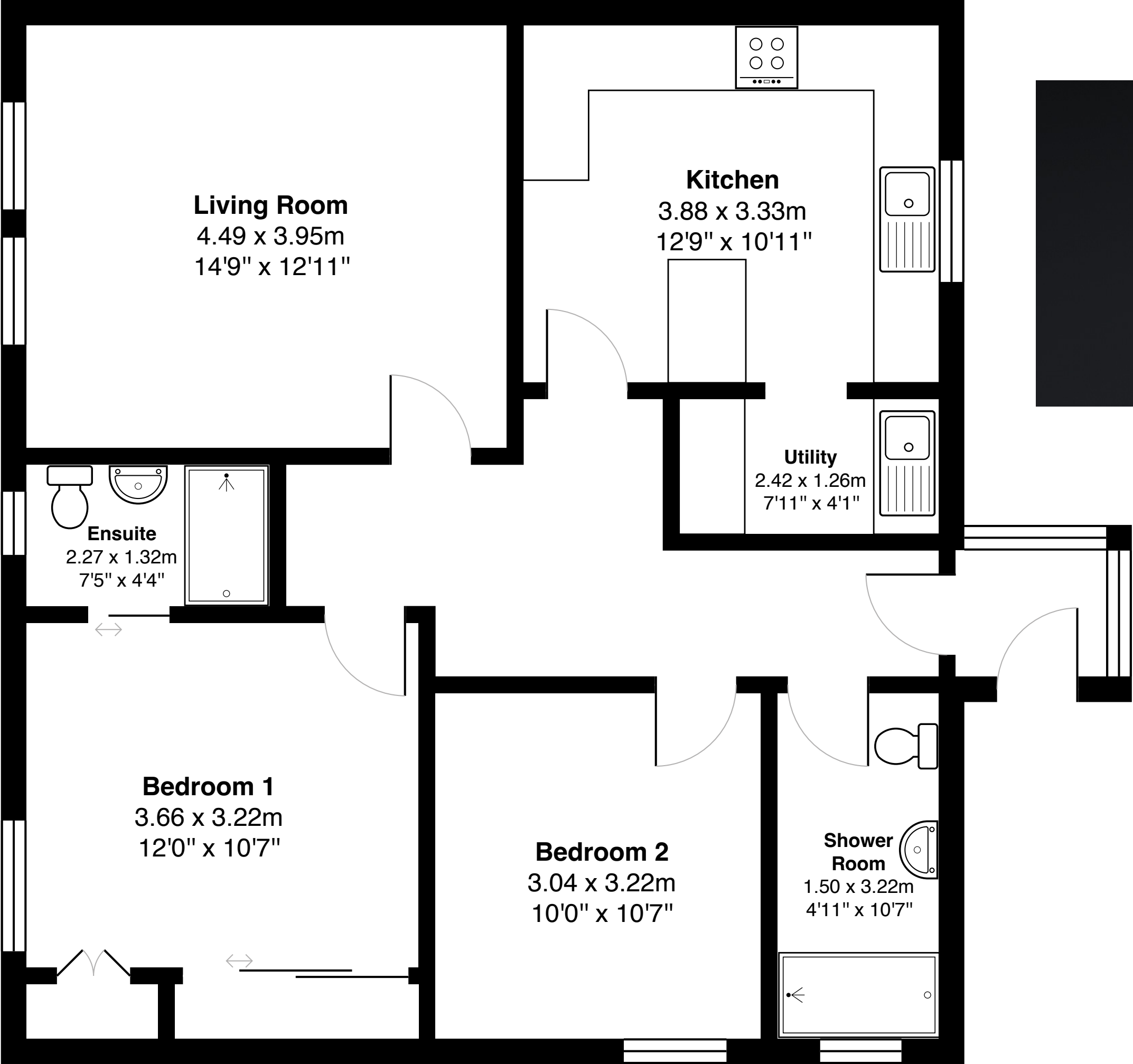
There are two double bedrooms, both with fitted carpets. The master bedroom benefits from fitted wardrobes and an en-suite shower room, while the second bedroom offers flexibility as a home office or guest room.

There are two modern shower rooms, both fully tiled and finished to a high standard – the main room is accessed from the hallway, and the en-suite from the master bedroom.









Gross internal floor area (m<sup>2</sup>): 70m<sup>2</sup>  
EPC Rating: C





Externally, the property includes a fully enclosed private garden area, extending from the gable end to the boundary of the private two-vehicle driveway. The garden features large bespoke black wooden planters and a timber-clad, insulated shipping container with external power, offering excellent potential as a studio, gym, or home office.

With its rare combination of space, style, private outdoor space, and excellent location, this home is ideal for buyers seeking something a little different in a well-connected part of Edinburgh.





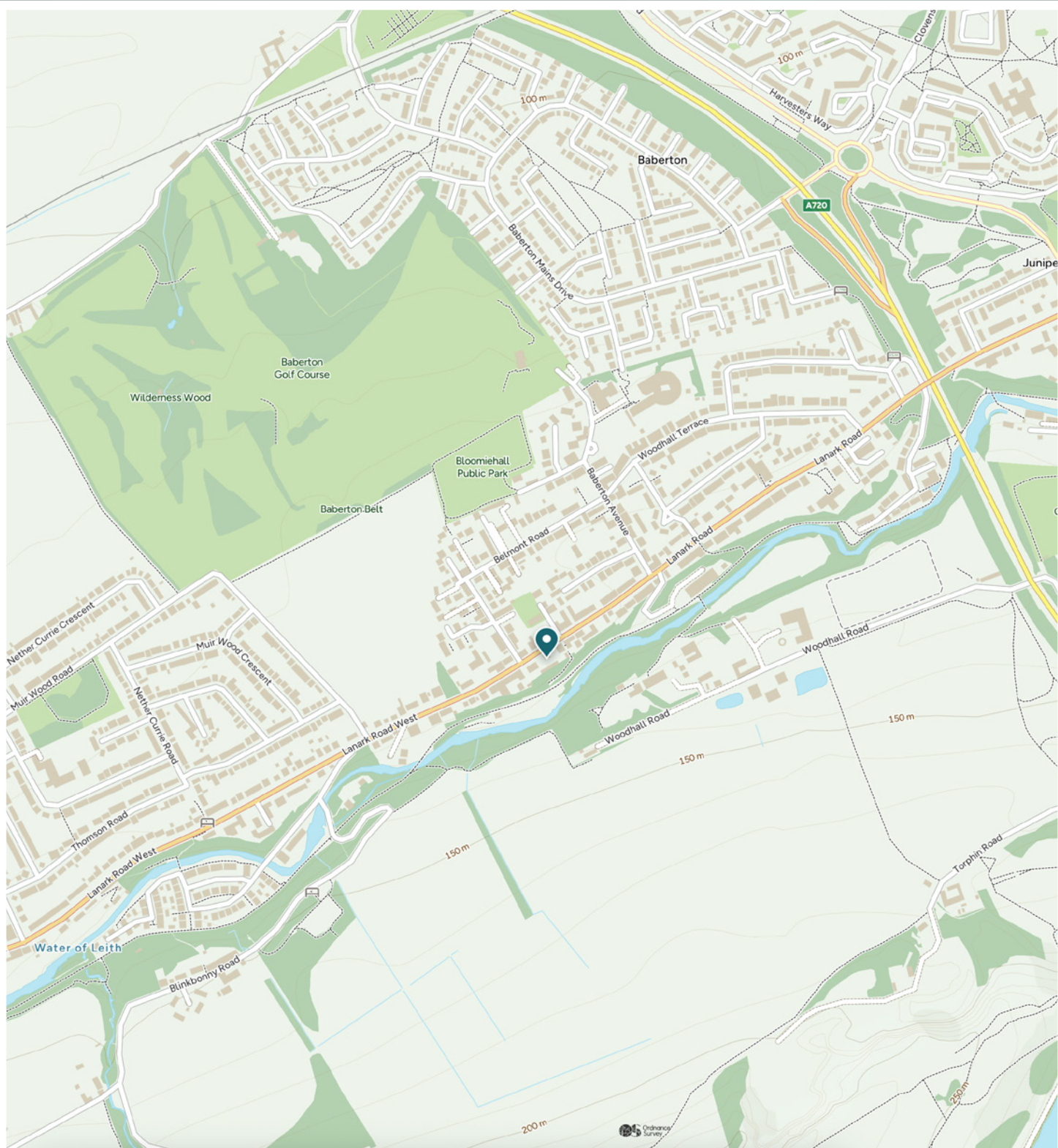
# THE LOCATION

Located in the desirable residential area of Juniper Green, 573 Lanark Road offers a perfect blend of village charm and city convenience. This sought-after suburb lies just seven miles southwest of Edinburgh city centre, with excellent transport links and a strong sense of community.

Families are well-catered for with a selection of highly regarded local schools. Juniper Green Primary School is just a short walk away and enjoys an excellent reputation. For secondary education, Currie Community High School and Balerno High School are both easily accessible and well-rated. Several private schools, including George Watson's College and Merchiston Castle School, are within comfortable commuting distance.

573 Lanark Road benefits from convenient access to public transport, with regular Lothian Buses (including routes 44 and 45) offering direct services into Edinburgh city centre and surrounding areas. The City Bypass (A720) is just minutes away by car, providing swift links to the motorway network, Edinburgh Airport, and the wider Central Belt. Juniper Green maintains a village-like atmosphere with a range of local shops, cafes, and services. Nearby, you'll find a Co-op, pharmacy, and independent retailers, while larger supermarkets such as Tesco and M&S at Hermiston Gait are a short drive away. The area also offers access to outdoor leisure, including the Water of Leith Walkway, Pentland Hills Regional Park, and several golf courses such as Baberton and Kingsknowe.





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