

# 530/5 Lanark Road

JUNIPER GREEN, EDINBURGH, EH14 5DJ



*Spacious Two Bedroom Flat In Juniper  
Green With Private Parking*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser Legal is delighted to present this two-bedroom flat in Juniper Green. The property is in walk-in condition having been well cared for by the present owner.

# THE LOUNGE/DINER



Inside, the property comprises of:

- Spacious living area which is front to back and flooded by natural light. the lounge does accommodate a dining table very well.
- Fully equipped kitchen; with gas hob, fan oven and a mixture of integrated appliances.
- Two spacious double bedrooms include built-in wardrobes.
- The shower room is fitted with modern fittings, including a heated towel rail and a mains shower.







# THE KITCHEN



# BEDROOM 1





# BEDROOM 2 & THE BATHROOM





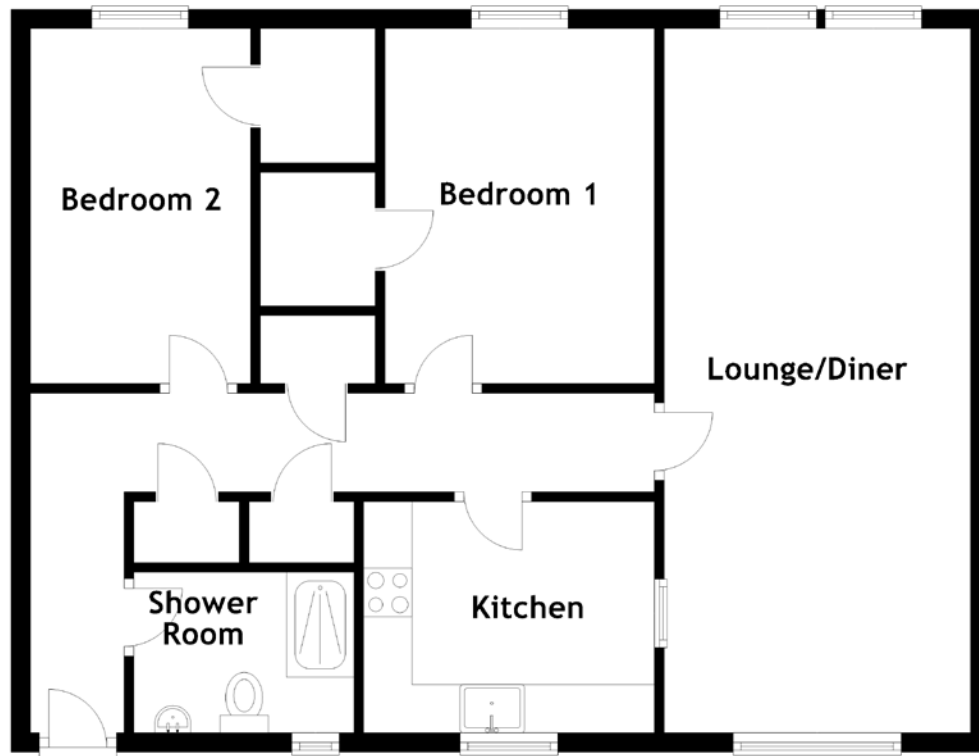
In addition to this, the property includes excellent storage, double glazed windows with gas central heating. The parking for the property is private and allocated per flat. alternate parking options are free on-street parking in adjacent streets.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

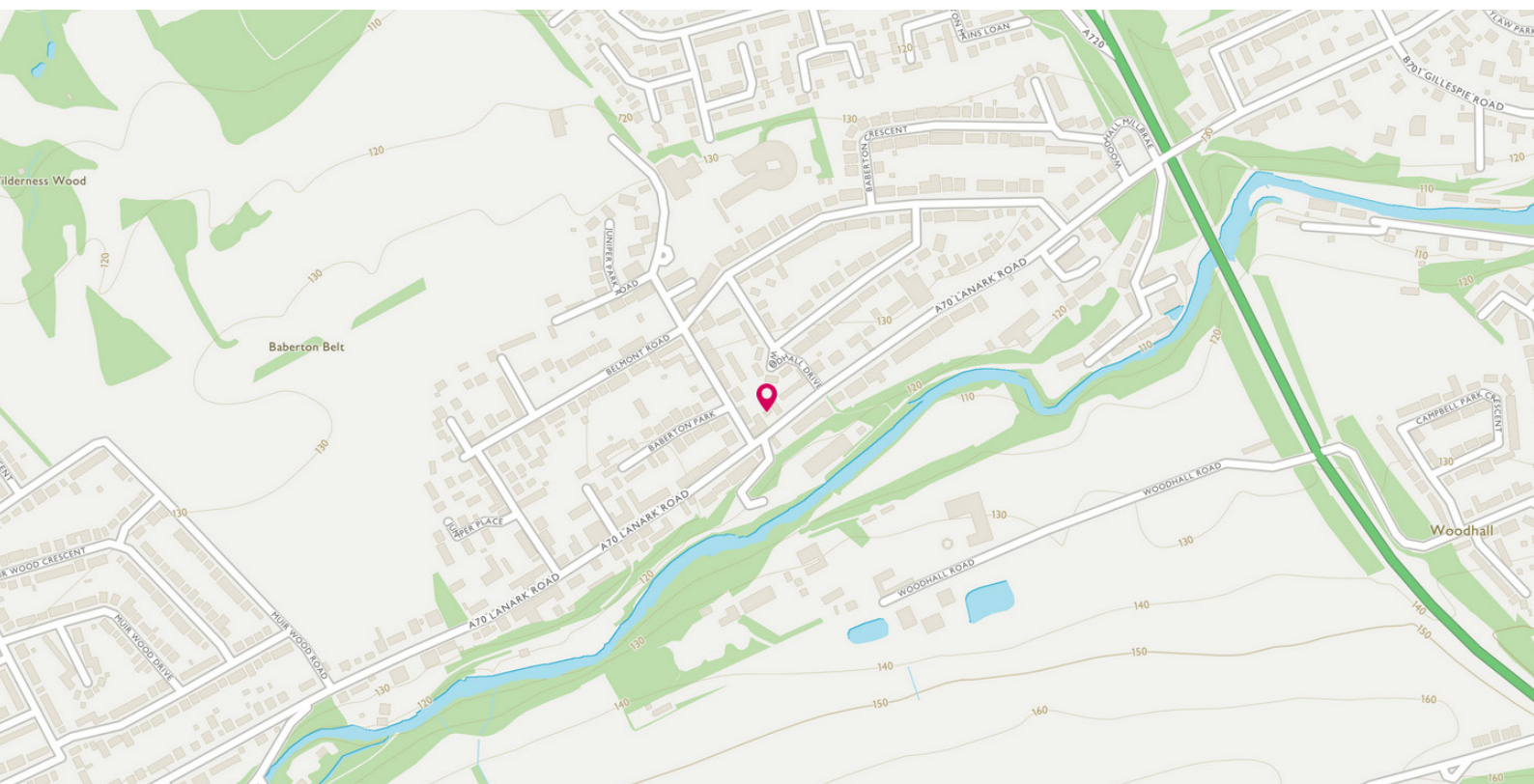


Approximate Dimensions (Taken from the widest point)

Lounge/Diner 7.28m (23'11") x 3.17m (10'5")  
Kitchen 3.01m (9'11") x 2.39m (7'10")  
Bedroom 1 3.67m (12') x 2.79m (9'2")

Bedroom 2 3.67m (12') x 2.28m (7'6")  
Shower Room 2.28m (7'6") x 1.66m (5'5")

Gross internal floor area (m<sup>2</sup>): 71m<sup>2</sup>  
EPC Rating: C





# THE LOCATION

Like so many villages in and around Edinburgh, Juniper Green was once a small hamlet, miles from the nearest neighbour. However, as these villages grew and spread, they eventually met and merged to form the city, as it is now. Juniper Green is, therefore very much part of the Edinburgh. Nevertheless, it has succeeded in remaining pleasantly rural in nature.







All around is open countryside which stretches out further than the eye can see, especially to the south and west. In these directions, are interesting country walks around the city reservoirs and high into the Pentland Hills.

Because of its organic growth, Juniper Green has a clearly discernible village centre. This makes a major contribution to identity and character, as well as to its amenity. The centre is well able to supply a great deal more than normal daily requirements. There is also a primary school within a few steps of the home, dentist, hairdressers, barber, podiatrist, florist, beautician, two pubs with beer gardens that serve food, and post office services. If more extensive facilities are required, even a trip to Princes Street, except during the busiest periods, will take perhaps twenty to twenty-five minutes at the most.



There are, of course, a number of alternative shopping centres and facilities nearer by, some of which are made more accessible by the city bypass. The bypass provides access to a great many other parts of the city, as well as onto all major trunk routes and, therefore to all parts of the country.

**McEwan Fraser Legal**  
Solicitors & Estate Agents  
Tel. 0131 524 9797  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

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Text and description  
**BEN STEWART CLARK**  
Area Sales Manager



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**ALLY CLARK**  
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