

22 Belmont Road

JUNIPER GREEN, EDINBURGH, EH14 5DY



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**

*Spacious Four Bedroom Detached Family Home with
Four Public Rooms on Belmont Road, Juniper Green*



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This charming four-bedroom detached home on Belmont Road in Juniper Green offers the perfect balance of space, comfort, and character. From the moment you step inside, you'll be greeted by the warmth of wooden floors and an abundance of natural light that flows through the property's well-appointed rooms.

THE LIVING ROOM



On the ground floor, the layout is both practical and inviting. To the left of the entrance, the living room takes pride of place with its striking bay window and a cosy log-burning stove, creating a bright and welcoming space to unwind. Adjacent to this is a versatile sitting room, ideal as a snug, home office, or additional reception space.

THE SITTING ROOM



THE BREAKFAST ROOM & DINING ROOM



Toward the rear of the house, a dining room and breakfast room offer generous areas for family meals or entertaining guests. The kitchen, also situated at the back, has been updated with a brand-new boiler and provides direct access to the property's beautiful rear gardens.



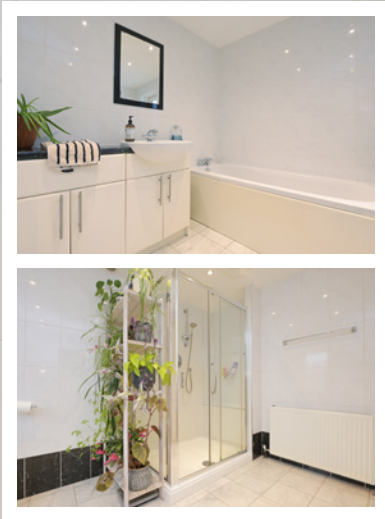
THE KITCHEN





Upstairs, the home features four spacious double bedrooms, each offering flexibility to suit your family's needs. A family bathroom completes the first floor, serving all the bedrooms with convenience and style.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



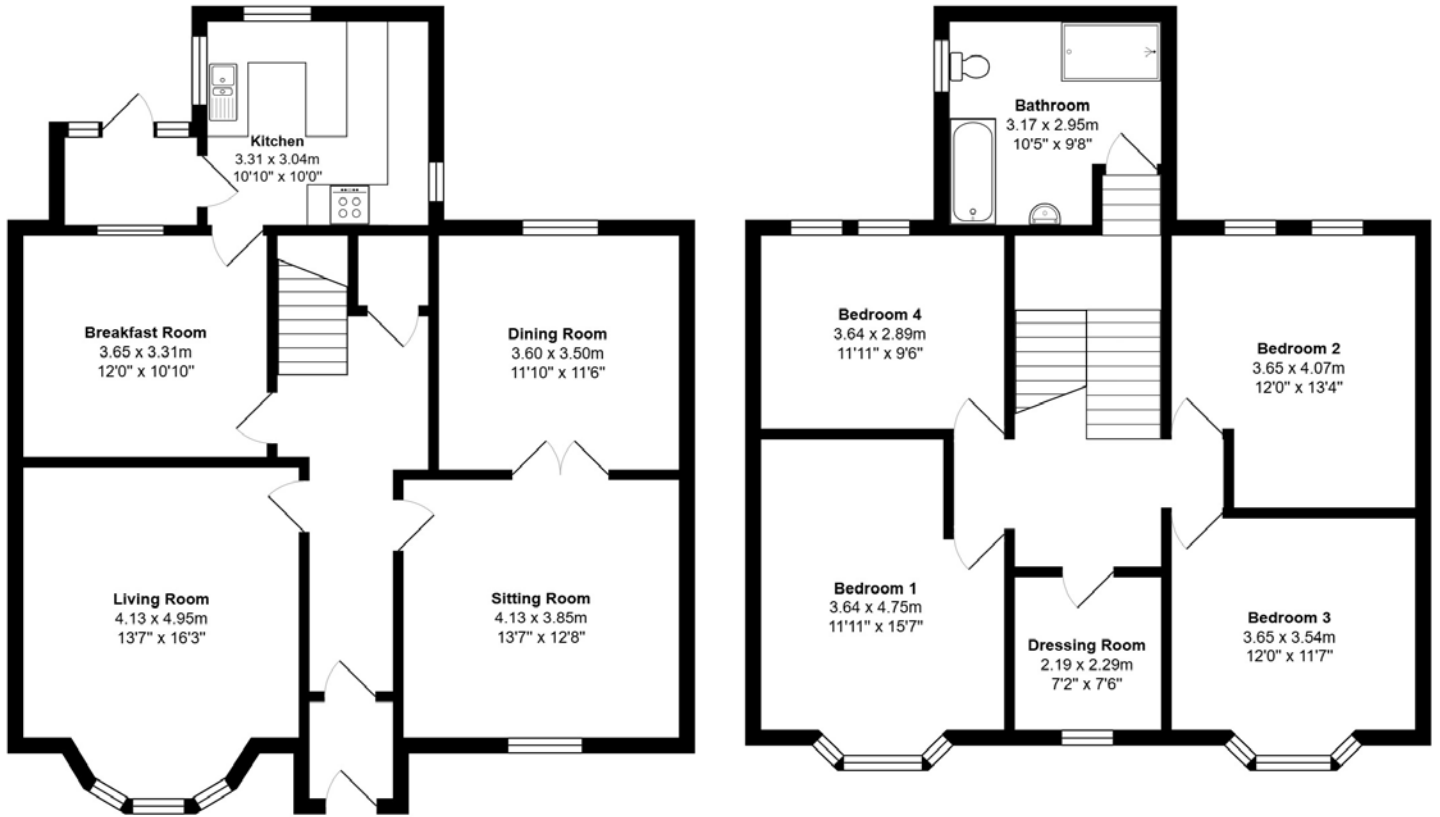
The outdoor space is a true highlight of this home. The large front and rear gardens provide ample space for children to play, gardening enthusiasts to flourish, or simply to relax in a peaceful setting. A long driveway offers off-street parking and leads to a detached single garage, perfect for additional storage or vehicle shelter.

Set in the heart of Juniper Green, this property combines a tranquil residential location with easy access to local amenities, excellent schools, and transport links. With its blend of character, space, and modern updates, this home is ready to welcome its new family. Viewing is highly recommended to truly appreciate all it has to offer.

EXTERNALS

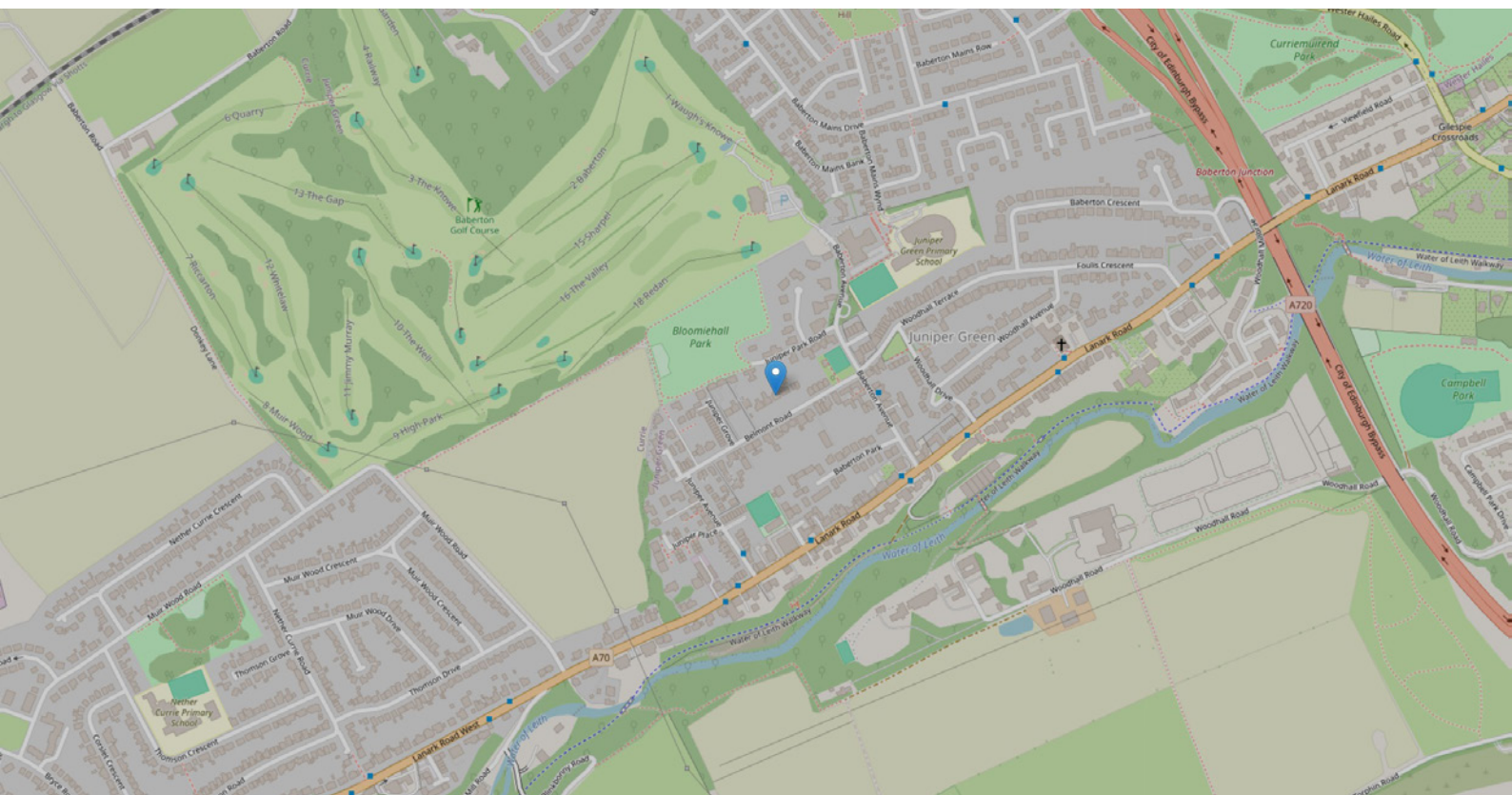


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 165m² | EPC Rating: E | Buyer's Premium Value: £13,000



THE LOCATION

The sought-after village of Juniper Green is to the west of Edinburgh's thriving city centre. The village offers an excellent selection of convenience shopping and is in the catchment area of highly regarded schools.





Local leisure facilities include the Water of Leith Walkway, Baberton Golf Club, Dalmahoy Country Club Championship Golf Course and Swimming Pool, a further range of golf courses and a number of clubs and further education facilities within local schools.

For the commuter, regular bus services run to and from the city centre, the city by-pass gives access to the M8/M9/ M90 plus the Forth Road Bridge and Edinburgh International Airport are also located nearby.



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