



FOR SALE

54I Lanark Road
EDINBURGH, EH14 5DE



This is a well-proportioned, two-bedroom, ground floor flat, forming part of a modern block. Located in the popular residential suburb of Juniper Green district of Edinburgh, the property is an ideal opportunity for a first-time buyer or buy-to-let investor.

All price and viewing details are available on our website www.acepm.co.uk



0131 229 4400
www.acepm.co.uk



DESCRIPTION

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Accessed off the common stair, the accommodation comprises: Entrance hall with storage cupboard; sitting room; kitchen with modern wall and base units and adequate work top area; double bedroom with fitted wardrobes; a further single bedroom with fitted wardrobes and a modern bathroom fitted with a three-piece suite. Features include an entry phone system, gas central heating, modern double glazing and a resident's car park.

AREA

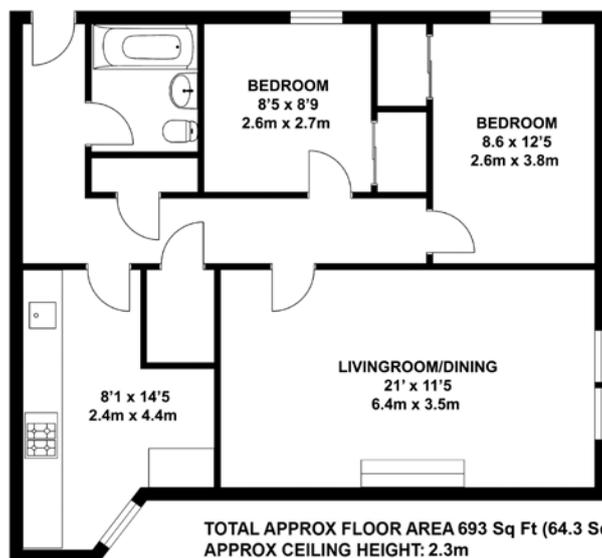
Located in the highly desirable Village of Juniper Green and lying only approximately 6 miles southwest of the city centre the property has access to all the amenities.

The Village has a good variety of local shops and services as well as pubs and restaurants, with the Water of Leith walkway, Pentland Hills, Golf and Bowling Clubs all within easy walking distance.

The wide range of leisure facilities in the area include hiking, cycling, horse riding and snow sports in the Pentland Hills, and walking along the Water of Leith. There are also more formal sports facilities, including Balerno Tennis Club, Currie Rugby and Football Club. The nearby Marriott hotel at Dalmahoy hosts a spa, swimming pool and is ideal for a round of golf over one of the 2 golf courses.

Schooling is well represented from nursery to senior level, with a local Primary School, a Secondary School in Currie and for higher education, Heriot-Watt University is close by. For the commuter, regular bus services take you to the City Centre and surrounding areas. For those traveling further afield, the City Bypass is within easy driving distance and provides access to the main motorway networks, Edinburgh Airport and the Forth Bridges, whilst the nearby Curriehill railway station also provides links to both Edinburgh and Glasgow.

541/1 Lanark Road
Edinburgh



TOTAL APPROX FLOOR AREA 693 Sq Ft (64.3 Sq M)
APPROX CEILING HEIGHT: 2.3m
MEASUREMENTS ARE APPROXIMATE
MARKETING PHOTOGRAPHY LTD 2020

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

**For more information and to arrange a viewing
 call 0131 229 4400 or email sales@acepm.co.uk**

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