



564 LANARK ROAD | EDINBURGH







An impressive Georgian house set in extensive gardens in Juniper Green and within easy access of Edinburgh city centre. The well-proportioned rooms have wonderful period detail and are sensitively presented throughout. The property enjoys generous, secluded gardens along with off-street parking and a garage.



564 Lanark Road
Edinburgh



Accommodation

Hallway, sitting room, dining kitchen/family room, utility room, dining room/study, master bedroom with mezzanine dressing area, a further four bedrooms, family bathroom and shower room.

Excellent storage throughout.

Outside Space

Delightful, well established gardens, garage, garden store and off-street parking.

SITUATION:

The thriving suburb of Juniper Green, with excellent transport links to the city centre and the city by-pass, is a residential village situated approximately five miles west of Princes Street, fifteen minutes from Edinburgh Airport and ten minutes from the Forth Rail and Road Bridges and Scotland's arterial road network. The village offers good local shopping along with sports facilities including rugby, tennis and golf at Baberton, Ratho and championship Dalmahoy Country Club, with lovely walking, cycling or riding along the Water of Leith pathway to the city centre and the Pentland Hills. Excellent schooling and swimming facilities are just minutes from the property.

DESCRIPTION:

This charming house has undergone extensive renovation under the current ownership, providing bright and spacious accommodation, ideal for modern family life and entertaining. Rich in period features, the property retains fine cornicing, fireplaces, working window shutters and sash and case windows.

Ground Floor:

- Entrance vestibule opening to the reception hallway.
- Attractive sitting room to the front which has a gas fire with wooden surround, cornicing, picture rail, recessed shelving and working window shutters.
- Beautifully presented, custom-built dining kitchen/family room with oak flooring, which comprises a range of base and wall mounted units, Silestone worktops, twin Belfast sinks, three-oven gas Aga with natural flue and dishwasher. The room benefits from an attractive glazed extension with underfloor heating and French doors providing access to the rear gardens.
- Utility room fitted with twin sink, pulley and back door providing additional access to the rear gardens.
- Large study/dining room to the front of the property.
- Spacious master bedroom which runs from the front of the property to the rear with glazed door leading to the rear gardens. There is an open fire with attractive cast iron fireplace, shelving and a wooden stair to a mezzanine level which provides an ideal dressing area.
- Family bathroom comprising a bath with shower over, WC and wash hand basin.
- Under-stairs cupboard and Edinburgh press cupboard.
- Carpeted stair to the first floor landing with useful eaves storage.

First Floor:

- A further four sizable bedrooms, two at the front of the property enjoying views of the Pentland Hills.
- Family shower room.
- Excellent storage throughout the property
- The house benefits from a security alarm.

Garden/Grounds:

- Driveway to the front providing ample off-street parking and access to the garage.
- Well-maintained, walled garden to the rear, predominately laid to lawn with a patio area and garden store. The garden is fully enclosed and therefore ideal for children and/or pets.

General Remarks

Fixtures and Fittings:

All light fixtures and fittings are included within the sale price with the exception of the light fitting above the dining table. All curtains and blinds are also included in the sale.

Services:

Mains water, mains drainage, gas, electricity, and telephone (subject to BT regulations).

The property is served by an external communicating burglar alarm system and mains smoke detectors.

Postcode

EH14 5EL

Outgoings:

Council Tax Band Category: H.

EPC:

E

Viewing:

By appointment through Rettie & Co, 11 Wemyss Place Edinburgh EH3 6DH. Tel: 0131 220 4160.

Misrepresentations:

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

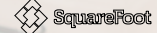
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

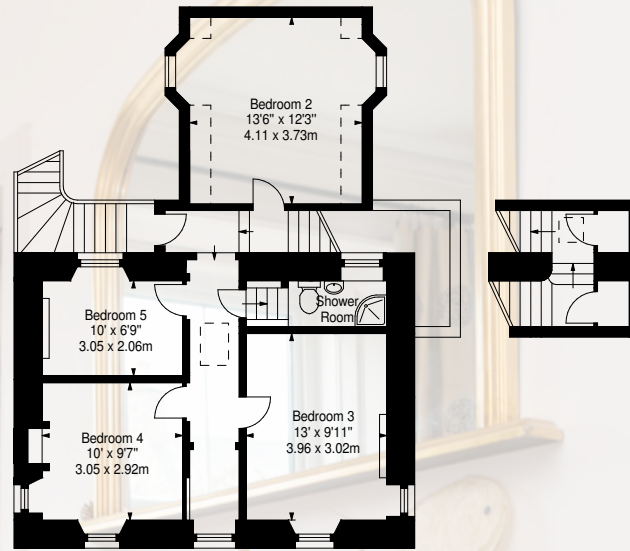
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Lanark Road,
Juniper Green, EH14 5EL

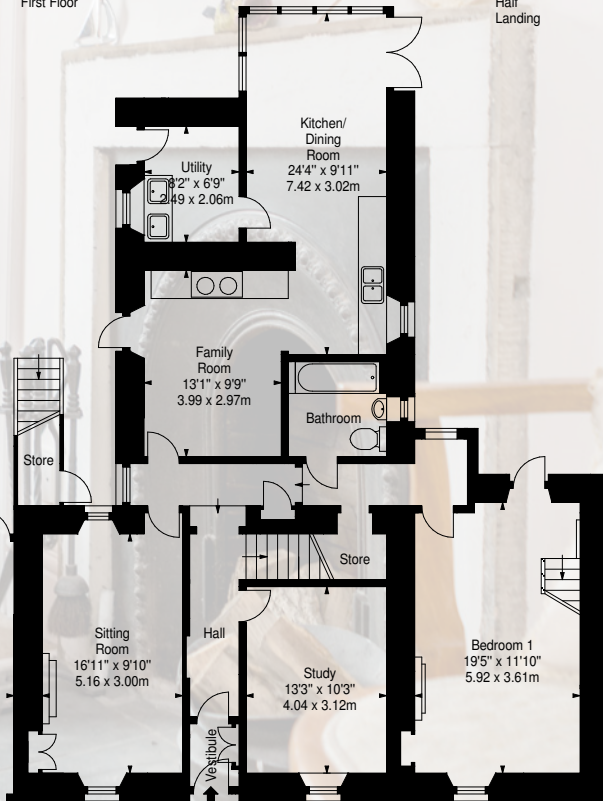


Approx. Gross Internal Area
2333 Sq Ft - 216.74 Sq M
(Including Garage)
Garden Store & Store
Approx. Gross Internal Area
101 Sq Ft - 9.38 Sq M
For identification only. Not to scale.
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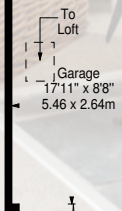


First Floor

Ground Floor
Half
Landing



Ground Floor



Ground Floor



Mezzanine







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