

WOODHALL AVENUE

JUNIPER GREEN

GLENCAIRN
| PROPERTIES





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WELCOME TO JUNIPER GREEN

Located in the charming Juniper Green area, Woodhall Avenue sits in the midst of a vibrant village community with reliable links to the city centre.

Amongst the convenient local amenities, you'll also find independent shops, great pubs, restaurants and boutique hairdressers.





STAY CONNECTED

Juniper Green offers a wonderful balance between the local community spirit and access to the excitement of the city.

It's also ideal for those who want to stay connected with the countryside and keep the convenience of urban life.

The glorious Pentland Hills are a hop and skip away, and the Water of Leith walkway is on your doorstep. Even so, you can still catch a bus to the city centre every 10 minutes, and it's only a 20-minute drive to the airport.

You can even catch the train from the local Curriehill station and be at Waverley in 20 minutes, or reach Glasgow in just over an hour.



SHOPPING, FOOD & FUN

You'll find everything you need day to day within half a mile of Juniper Green.

The area boasts a supermarket, independent food shops, a bank, a pharmacy, and car and bike repair services.

You'll also have your pick of well-loved local restaurants and pubs, serving Scottish or Italian cuisine. The excellent day and night bus service opens up Edinburgh's vibrant night life. And you can catch all the latest blockbusters at the nearby Odeon Cinema.



EDUCATION

Living in Juniper Green, there's a great choice of nurseries, and two highly rated primary schools - Juniper Green Primary and St Cuthbert's RC Primary. At secondary level, Currie Community High and St Augustine's High School give older children great educational options.

Grown-ups can get in on the act too with a huge range of adult education courses offered at Currie Community High and the local Community Centre.



OUTDOORS

Juniper Green is a fantastic base for exploring the wilds of the Pentlands or the serenity of the Water of Leith.

The Pentland Hills Regional Park offers gentle walks and challenging ascents for all levels of hill walkers, or dog walkers!



The Water of Leith Society have weekly events for all ages, which are a great chance to discover something new and get your hands dirty!

If you just want a quick jog, a kickabout, or to play on the swings, Bloomiehall Park has you covered. It's only a couple of minutes away and hosts an excellent play area, and two football pitches.



SPORT AND EXERCISE

There are so many options near Juniper Green that it's easy to keep fit and healthy.

If you're into sports, you'll love the tennis club, golf course, and bowling club in the local area. Hillend Dry Ski Slope is nearby as well if you want to keep in practise during the summer months.

Just 10 minutes away you'll find Oriam, the multimillion pound Sport and Fitness Centre at Herriot Watt University. They offer a full range of classes, coaching and facilities so you can train hard and keep active.





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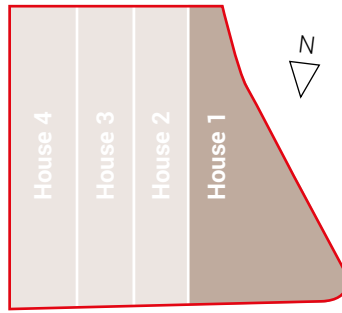
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HOUSE 1



5 Bedroom / 175m² / 1883ft²



Woodhall Avenue

Ground floor

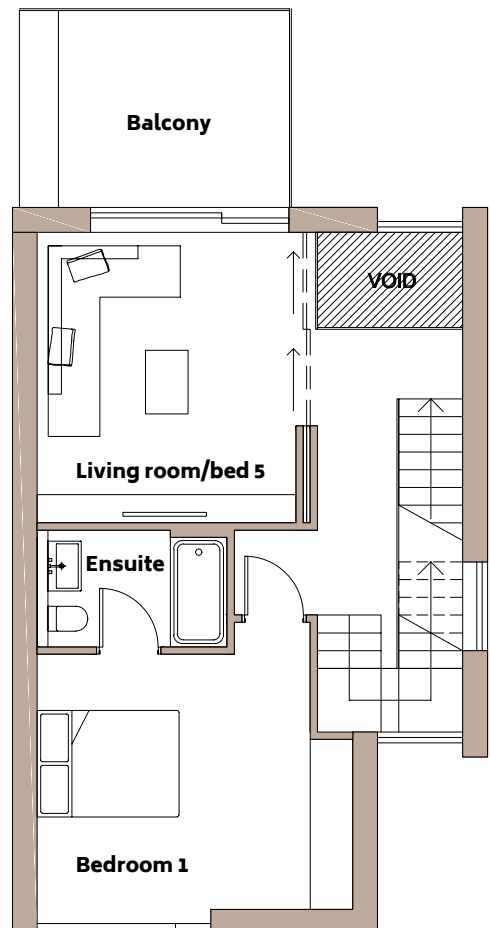
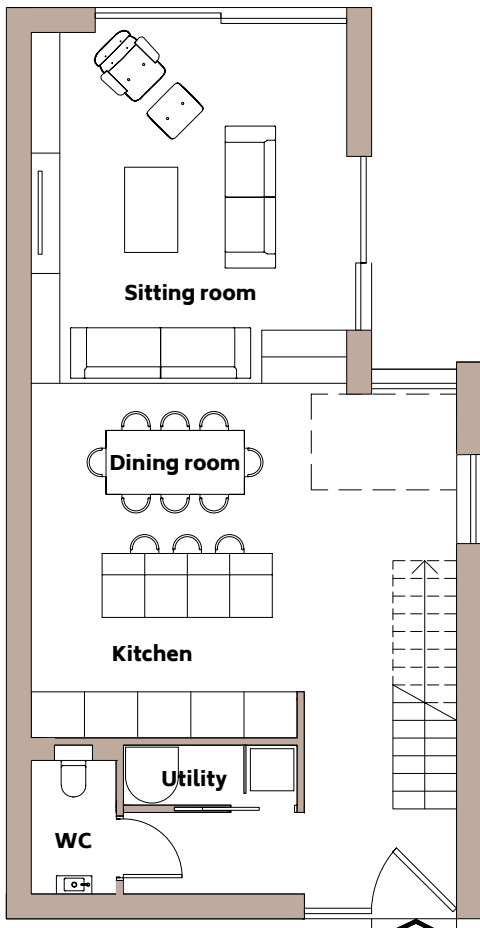
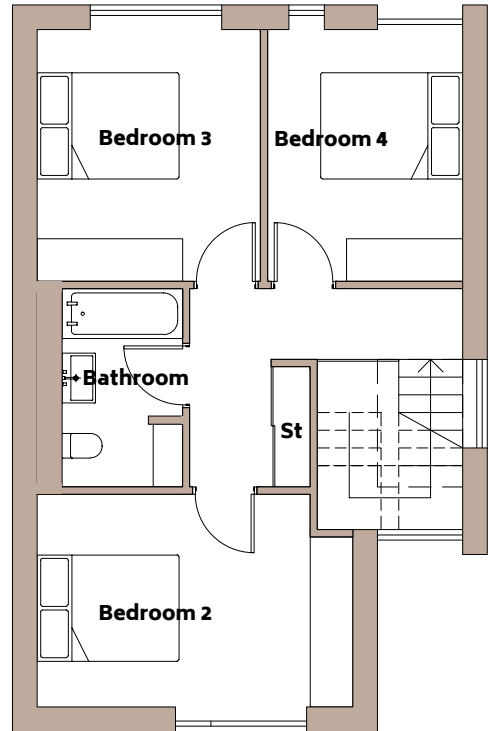
	Metric	Imperial
Kitchen/dining	5400 x 5900	19'7" x 19'4"
Sitting room	4500 x 4300	14'8" x 14'1"
WC	800 x 1928	2'6" x 6'3"
Utility	2491 x 2100	8'1" x 6'9"

First floor

Bedroom 1	3700 x 4400	12'1" x 14'4"
Ensuite	1650 x 2500	5'4" x 8'2"
Living/bed 5	4000 x 3500	13'1" x 11'5"

Second floor

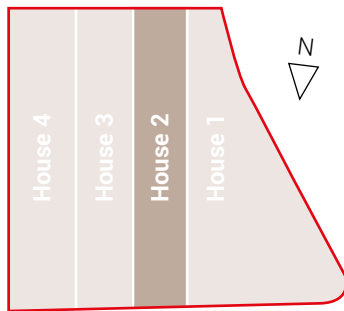
Bedroom 2	3300 x 4400	10'2" x 14'4"
Bedroom 3	3500 x 3100	11'5" x 10'2"
Bedroom 4	3500 x 2800	11'5" x 9'2"
Bathroom	3663 x 1701	12' x 5'5"



HOUSE 2



5 Bedroom / 175m² / 1883ft²



Woodhall Avenue

Ground floor

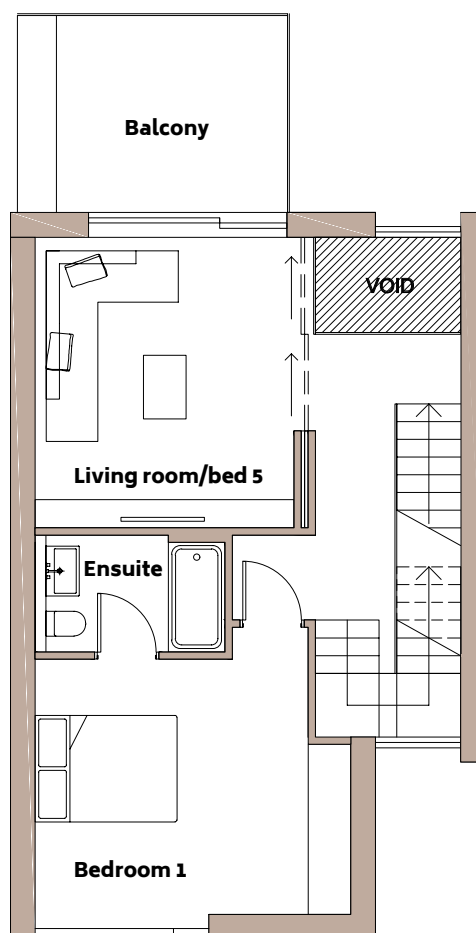
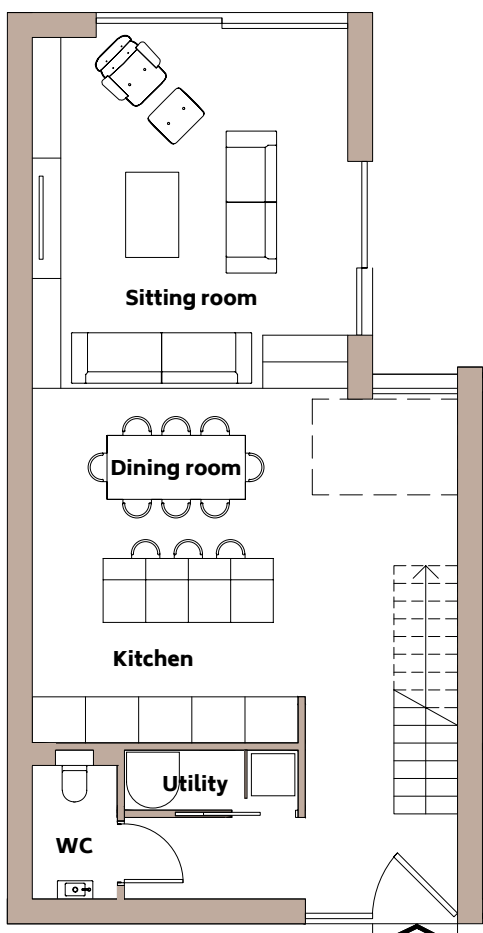
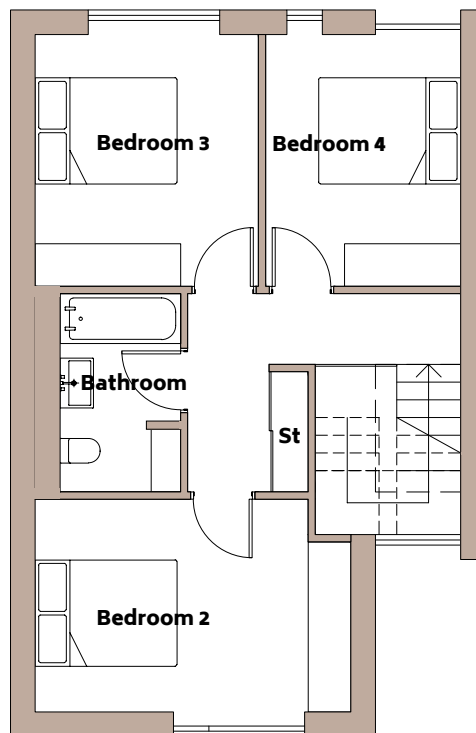
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Sitting room	4500 x 4300	14'8" x 14'1"
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First floor

Bedroom 1	3700 x 4400	12'1" x 14'4"
Ensuite	1650 x 2500	5'4" x 8'2"
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Second floor

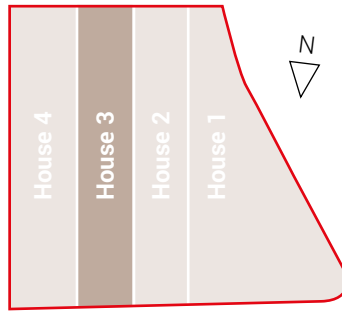
Bedroom 2	3300 x 4400	10'2" x 14'4"
Bedroom 3	3500 x 3100	11'5" x 10'2"
Bedroom 4	3500 x 2800	11'5" x 9'2"
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HOUSE 3



5 Bedroom / 175m² / 1883ft²



Woodhall Avenue

Ground floor

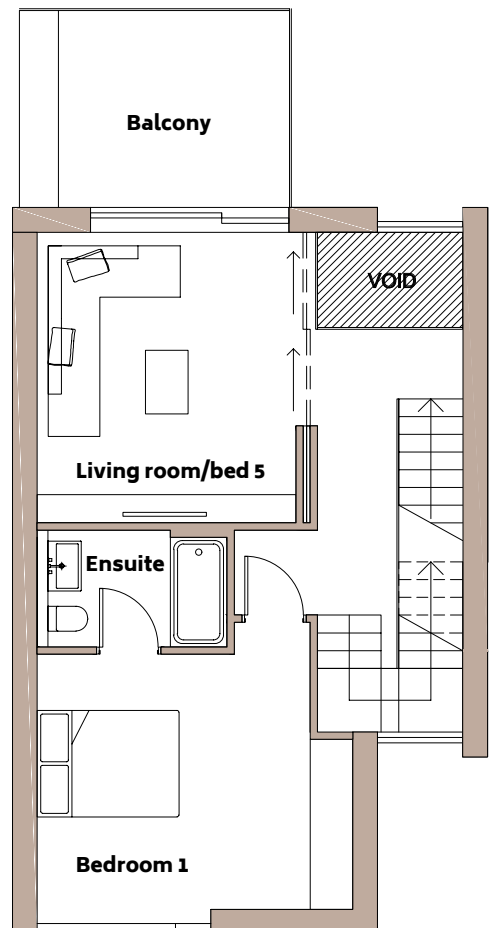
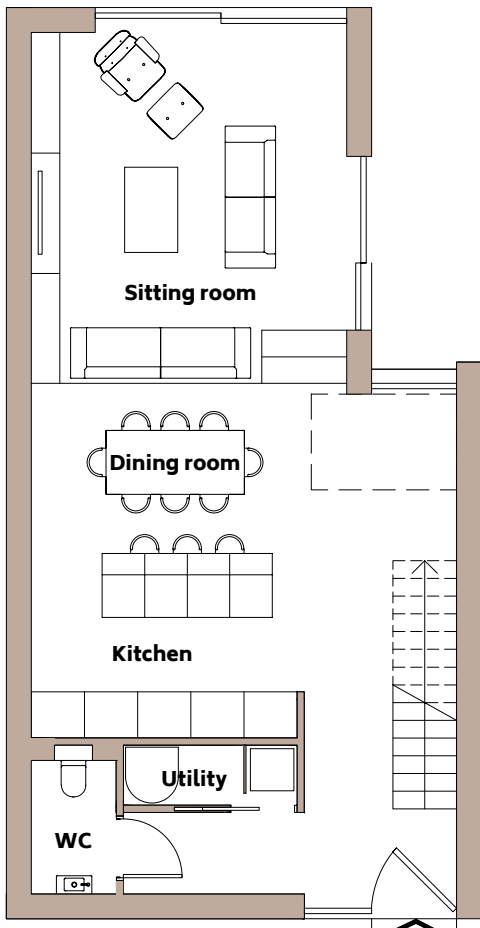
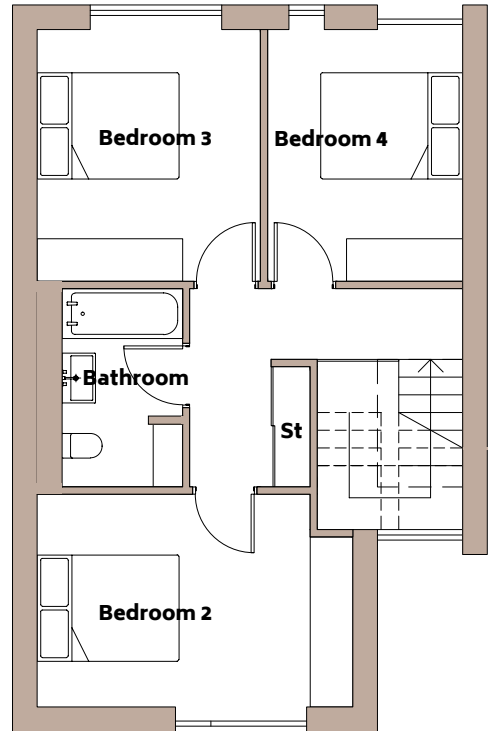
	Metric	Imperial
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Sitting room	4500 x 4300	14'8" x 14'1"
WC	800 x 1928	2'6" x 6'3"
Utility	2491 x 2100	8'1" x 6'9"

First floor

Bedroom 1	3700 x 4400	12'1" x 14'4"
Ensuite	1650 x 2500	5'4" x 8'2"
Living/bed 5	4000 x 3500	13'1" x 11'5"

Second floor

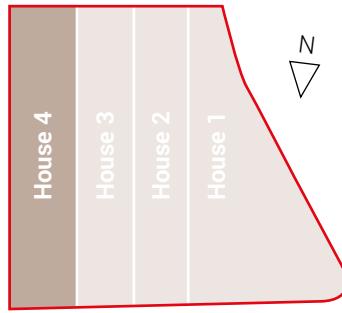
Bedroom 2	3300 x 4400	10'2" x 14'4"
Bedroom 3	3500 x 3100	11'5" x 10'2"
Bedroom 4	3500 x 2800	11'5" x 9'2"
Bathroom	3663 x 1701	12' x 5'5"



HOUSE 4



5 Bedroom / 175m² / 1883ft²



Woodhall Avenue

Ground floor

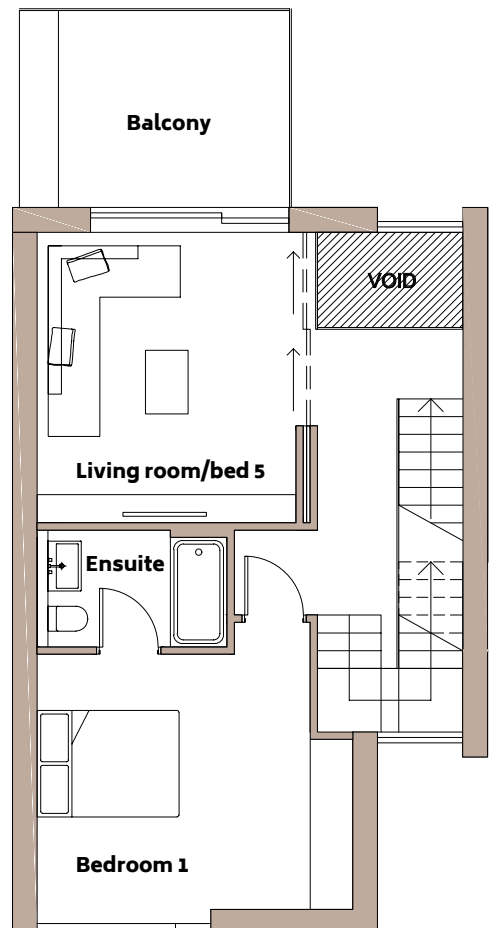
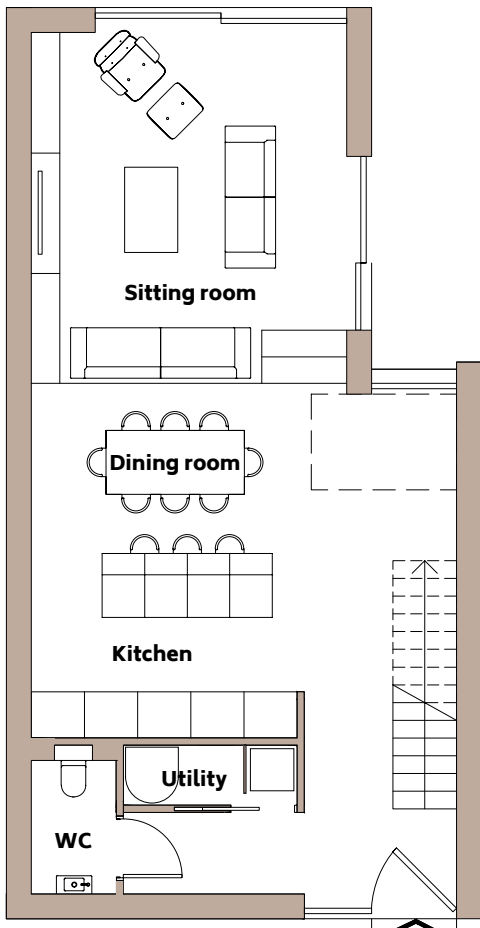
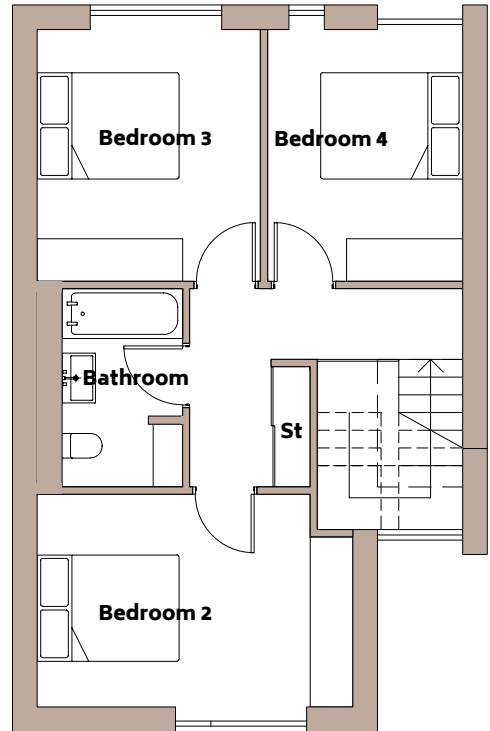
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First floor

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Living/bed 5	4000 x 3500	13'1" x 11'5"

Second floor

Bedroom 2	3300 x 4400	10'2" x 14'4"
Bedroom 3	3500 x 3100	11'5" x 10'2"
Bedroom 4	3500 x 2800	11'5" x 9'2"
Bathroom	3663 x 1701	12' x 5'5"



THE DEVELOPMENT SPECIFICATION

Kitchen

- Designer handleless kitchen in super matte finish
- Designer tap
- Kitchen island and breakfast bar
- Silestone worktops
- Mirrored Splashback
- Siemens Oven and Microwave
- Integrated dishwasher
- 4 Ring Siemens Induction hob

Bathrooms & en suites

- Wall hung sanitary ware
- Sink with vanity unit fitted to every bathroom
- Grohe shower systems featuring waterfall head and separate handheld shower
- Dual fuel towel warmers
- Choice of Porcelain wall and floor tiling
- Underfloor heating to all bathrooms
- Mirrors with Feature lighting to all bathrooms
- Shaver sockets in ensuite and Master Bathroom

Heating and ventilation

- Central heating by highly efficient 'A' rated boilers
- Under floor heating to the ground floor
- Designer Radiators on the upper floor
- Dual fuel Towel warmers to all bathrooms
- Large storage tank for hot water

Flooring

- Wide plank Havwoods flooring on the ground floor, 1st floor hall and living room
- Timber clad open stair treads to 1st floor
- Luxury carpets to all bedrooms, 2nd floor hall and stair bathrooms and ensuite tiled with Porcelain tiles

Lighting and electrical

- Low Energy Aurora LED downlights to Kitchens, Living areas, Hallways and bathrooms
- Pendant lights to Bedrooms
- Feature mini LED downlights to dressing and wardrobe area in Master bedroom
- 5 amp circuit to living rooms and master bedroom
- External LED lighting to external areas

- Feature LED ground uplights to external areas and downstairs hall
- Feature screwless flush light switches to Downstairs, halls and 1st floor living room

Audio Visual

- Wired for sky
- Cat 5 distribution to every TV point allowing hardwired smart tv use
- Digital TV
- BT

Outside

- External finishes of the homes will be feature brick and timber
- Specialist feature curtain walling to stair
- Rear slabbed patio and turfed garden
- 1.8m Privacy fence between gardens
- Rear lane access to private bin and bike store
- Retained mature hedge surrounding the whole development
- Off street parking for two cars per home

Warranties

- 10 year Premier Guarantee

General

- Substantial Photovoltaic system to each home supplying free electricity to each home
- White feature internal doors
- Slide away feature door to living room
- First floor balcony allowing views of the Pentlands
- Highly efficient Rational Aluclad windows and patio doors
- Fully fitted out wardrobes to all bedrooms

Security

- Alarm fitted to each home
- Feature doorbell which rings through to your phone when you are not in allowing you to speak to delivery drivers or guests.
- 5 lever mortice deadbolt to entrance doors
- Secure by design Rational windows and doors



For all enquiries please
contact the selling agent



0131 222 9600
www.knightfrank.co.uk

www.glencairnproperties.com

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