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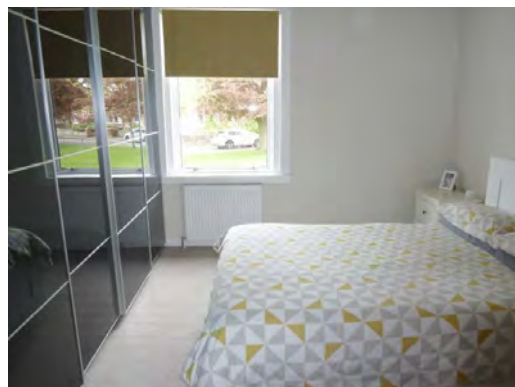
sneddons
solicitors & estate agents **S.S.C.**



45/1 Woodhall Drive, Juniper Green

Offers Over £158,000

- Upper Quarter Villa
- 2 Double Bedrooms
- Modern Shower Room
- Walk in Condition
- Lovely Views
- Gas Central Heating
- Good Transport Links
- Early Viewing Advised



45/1 Woodhall Drive, Juniper Green

Description

New Price

Open Viewing Sunday 26th May 2pm -4pm

Beautifully presented to the market is this first floor quarter villa situated within the highly sought after residential area of Juniper Green. This lovely flat is situated close to good local day to day amenities and would make an excellent purchase for the professional person/couple or young family. The property further benefits from gas central heating, double glazing, freshly decorated with neutral colours and good storage. Lovely views of the Pentland Hills can be enjoyed from the Kitchen and Bedroom 2.

Accommodation

The property is entered via a communal stairwell that gives access to one other property. The spacious and naturally bright lounge is located to the front and overlooks one of the village greens. The modern fitted kitchen has ample base and wall units, complementary work tops, gas hob and electric oven. The slim line dish washer and washing machine are integrated. There are two double bedrooms, bedroom one has built in wardrobes. The shower room is finished to a high standard and has two built in storage cupboards.

Outside

This property has a private low maintenance garden, that has a seated area and garden shed. The garden has been landscaped with pebbled stones. In addition there is a communal drying green. Parking is on street.

Local Area

Juniper Green is a much sought after residential district, lying approximately 5 miles west of Edinburgh's City Centre. The area is well served by excellent local shops and services catering for everyday needs with a further selection available in neighbouring Currie. For a more extensive range, the nearby Gyle Shopping Centre and Hermiston Gait are both on hand. Leisure facilities in the area include Bloomiehall Public Park with play park, golf courses and delightful walks. There is a good selection of bars and restaurants in the vicinity. Schooling is well represented from nursery to senior level and the property is particularly convenient for access to Heriot Watt University. Regular bus services lead to and from the city centre and surrounding areas. The area is particularly convenient for easy access to the city bypass, Edinburgh International Airport and Queensferry Bridge.

Lounge

5.46m x 3.33m (17'11" x 10'11")

Kitchen

2.02m x 2.84m (6'8" x 9'4")

Bedroom 1

3.63m x 2.98m (11'11" x 9'9")

Bedroom 2

2.83m x 3.00m (9'3" x 9'10")

Shower Room

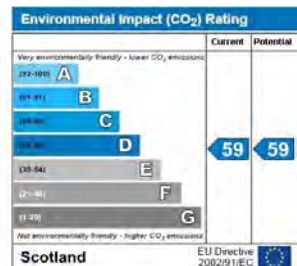
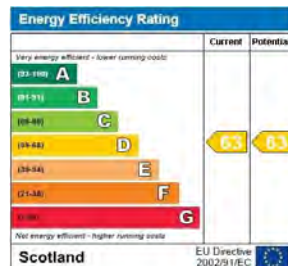
2.60m x 1.54m (8'6" x 5'1")

Contact Us

To arrange a viewing or for further details please call 01506 826232 or email property@sneddons.com.



TOTAL APPROX. FLOOR AREA 637 SQ. FT. (59.1 SQ.M.)
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their suitability or efficiency can be given.
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