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**PARK END HOUSE,
84 BELMONT ROAD,
JUNIPER GREEN,
EDINBURGH
EH14 5ED**

An outstanding traditional 4 bedroom stone built villa situated in the popular location of Juniper Green offering a great deal of potential subject to some refurbishment.

Accommodation comprises vestibule, hall, lounge/dining room, kitchen, pantry, study/bedroom 4, master bedroom with en suite, two further double bedrooms, bathroom & attic. Double glazing. Gas central heating. Ample storage. Driveway. Landscaped garden. Workshop/storage facilities. Garage.

Offers over £420,000



DESCRIPTION

Park End House offers a rare opportunity to acquire a detached 4 bedroom stone built villa set in its own grounds. Whilst in need of some refurbishment, there is the potential to create a lovely family home within the popular location of Juniper Green. The spacious accommodation, displaying some period features, comprises a lounge/dining room, kitchen, four double bedrooms (master with en suite shower room), family bathroom, garage and workshop/store room. There is an attractive and enclosed garden ground to the rear. Ample storage and off-street parking is provided. Early viewing is strongly recommended.

SITUATION

Juniper Green is situated approx 5 miles south west of Edinburgh City Centre. The area is well served by excellent local amenities including good primary schooling. Leisure facilities can be found to hand at Baberton Golf Club and Juniper Green Bowling Club. The Water of Leith is also close by providing many pleasant walks. Public transport runs to and from the City Centre and surrounding areas and there is easy access to the City Bypass and motorway networks.





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ACCOMMODATION

(All sizes approximate.)

VESTIBULE

Solid wood entrance door. Tiled floor. Leading to hallway.

HALL

12'10" x 4' (3.93m x 1.24m)

Spacious with stripped floor. Coving.

LOUNGE

13'6" x 11'6" (4.12m x 3.52m)

Bright and spacious room with large windows to the front. Stripped floor. Edinburgh Press cupboard. Archway leading through to:

DINING AREA

13'8" x 9'11" (4.17m x 3.02m)

Large window to rear. Stripped floor. Coving. Edinburgh Press cupboard.

STUDY/BEDROOM FOUR

13'4" x 10'2" (4.07m x 3.12m)

Situated to the front and currently utilised as a study but could easily revert back to being used as a double bedroom. Shutters. Cornice. Stripped floor. Built in cupboard.

KITCHEN

13'6" x 12'10" (4.11m x 3.91m)

Situated to the rear of the property. Ample work surfaces and cupboard space. Access to the garden. Pantry with plumbing for washing machine.

Staircase gives access to the upper landing and accommodation as follows:

UPPER LANDING

Spacious landing with access to all remaining rooms and hatch to the generous attic space (subject to local authority approvals this has potential for further development).

MASTER BEDROOM

13'3" x 11'11" (4.05m x 3.64m)

Large double bedroom with attractive views towards the Pentland Hills. Shutters. Coving. Fitted carpet. Edinburgh Press cupboard. Access to:

EN SUITE

Three piece suite comprising shower cubicle which is tiled to full height. Wash hand basin and WC. Cork flooring. Opaque window to front.

BEDROOM TWO

13'3" x 11'2" (4.06m x 3.43m)

Situated to the rear, this double bedroom has an attractive outlook over the rear garden. Shutters. Fitted carpet.

BEDROOM THREE

13'7" x 10'09" (4.16m x 3.28m)

Situated to the front. Shutters. Fitted carpet. View to the front towards the Pentland Hills. Window to side.

BATHROOM

11'4" x 7'5" (3.47m x 2.27m)

Spacious room with opaque window to rear. Four piece suite comprising bath with over bath shower, shower rail and curtain, wash hand basin, WC and bidet. Stripped floor.





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First Floor Plan



Ground Floor Plan

Schematic Diagram only - Not to scale

GARDENS, GARAGE & WORKROOM

A large monobloc driveway to the front and side provides ample off-street parking. The rear garden is enclosed and is mainly laid to lawn with herbaceous borders. There is a garden shed and washroom facilities. A garage and workroom is situated to the side of the property

ENTRY

By arrangement.

VIEWING

By appointment with Russel+Aitken on 0131 315 2638

PRICE

Offers over £420,000

NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.