



Deans Properties

Deans Solicitors and Estate Agents LLP



**50 Goldeneye Drive
Liberton, EH17 8XL**



DETACHED VILLA

- Living Room
- Open Plan Dining Room/Kitchen
- Sunroom
- Utility Room
- Four Double Bedrooms
- One Single Bedroom
- Two Ensuite Shower Rooms
- Family Bathroom & WC
- Garage & Private Driveway
- Private Front & Rear Garden
- DG & GCH
- EPC Rating - B



This well-proportioned detached villa forms part of a modern and expanding family-oriented development in Liberton, South of the Edinburgh City centre making it an ideal family home. The property is ideally placed offering excellent transport links to and from the city centre, access to motorway networks and the city Bypass. There are local shops in the area and further shopping is available at Cameron Toll Shopping Centre. The property comprises: welcoming entrance hallway, spacious living room, stylish open plan kitchen and dining room with French doors leading to a bright and spacious sunroom, utility room and WC. On the first floor, the house boasts a large principal bedroom with an ensuite shower room and built-in storage, three further good-sized double bedrooms with two bedrooms having access to a Jack and Jill ensuite shower room, single bedroom and family bathroom. There is a well-landscaped private garden with vegetable planters and treehouse to the rear of the property, as well as a private front garden. Further features include driveway, single car lock-up garage, double glazing and has gas central heating throughout. Included in the sale are fitted carpets & floorcoverings, curtains, oven, fridge-freezer, washing machine, dishwasher, lightshades as well as the treehouse in the garden. All appliances are sold as seen with no warranty provided.

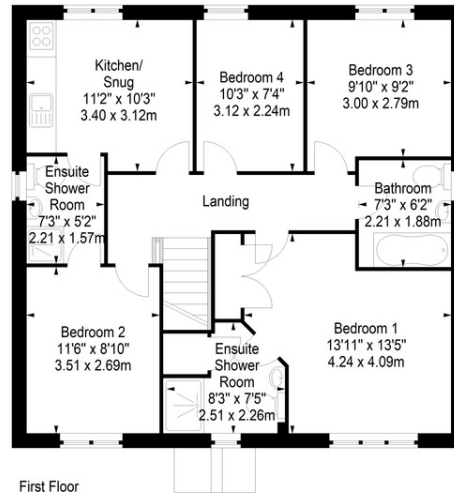
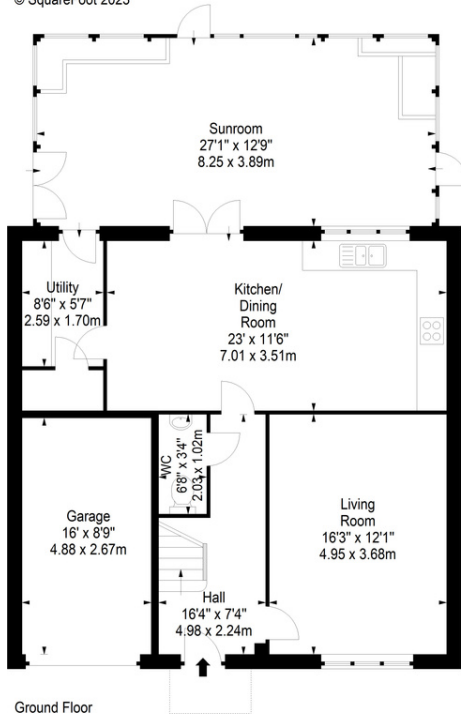




Goldeneye Drive,
Edinburgh, EH17 8XL



Approx. Gross Internal Area
1987 Sq Ft - 184.59 Sq M
(Including Garage)
For identification only. Not to scale.
© SquareFoot 2023





Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

Deans Properties 
Deans Solicitors and Estate Agents LLP

0131 667 1900

mail@deanspropeties.co.uk
www.deansproperties.co.uk