



22 Goldeneye Drive
Liberton, EH17 8XL

Deans 
Solicitors & Estate Agents LLP



DETACHED HOUSE

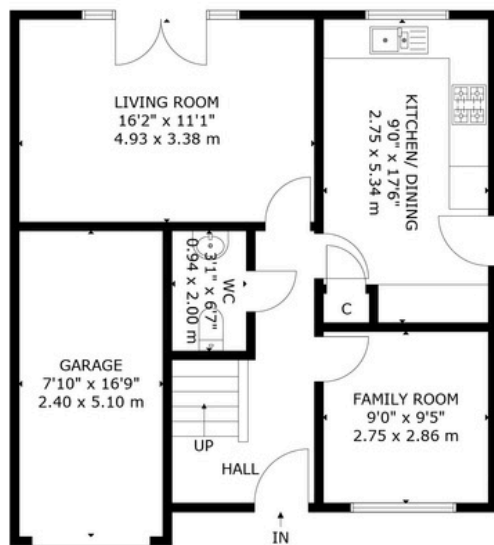
- Living Room
- Family Room
- Kitchen/ Dining Room
- Four Double Bedrooms (One En-Suite)
- Bathroom & Separate W.C.
- Driveway & Garage
- Private Front & Rear Gardens
- Double Glazing & GCH
- EPC Rating – B



This spacious and beautifully presented detached house is situated in a highly sought-after, quiet, modern development in the popular area of Liberton. The property is ideally placed for access to excellent transport links, the motorway networks and the City Bypass. There are local shops in the area and nearby Cameron Toll Shopping Centre offers a wider range of high-street retailers, supermarkets and a gym. The accommodation on the ground floor comprises; a welcoming hallway, bright and well-proportioned living room with patio doors leading out to the rear garden, modern kitchen/dining room, family room and separate W.C. There are four good-sized double bedrooms, one with en-suite shower room, and a stylish family bathroom with shower over bath on the first floor. There is an extensive, fully enclosed and secluded private garden to the rear. A further neatly maintained garden area lies to the front and a driveway and garage give ample off-street parking. The property benefits from double glazing and gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, cooker, oven, hob, hood, fridge-freezer, washing machine, dishwasher and light shades. All appliances are sold as seen with no warranty provided. There is a factoring fee payable to Hacking Paterson of approx. £5 per month. Plus an annual admin fee of approx £13.







22 GOLDENEYE DRIVE, EDINBURGH, EH17 8XL
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,249 SQ FT / 116 SQ M
GARAGE 132 SQ FT / 12 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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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.

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