



50 Goldeneye Drive
Liberton, Edinburgh
EH17 8XL



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Please contact us for
more information:

0131 555 7055
property@watermans.co.uk





Summary

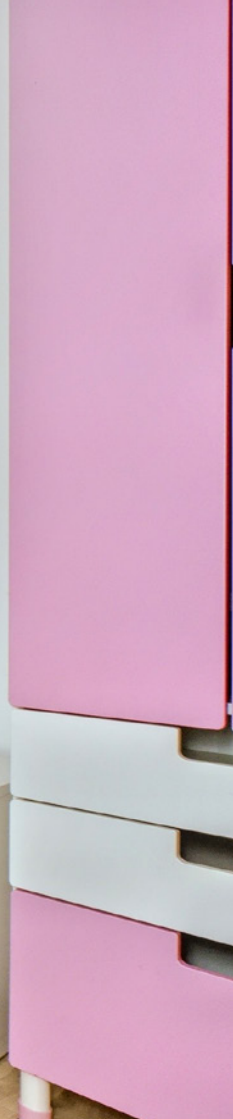
This attractive detached villa (circa 2021) enjoys tasteful neutral interiors that are perfectly designed for family living. It features multiple living areas, including a triple-aspect sunroom, and five spacious bedrooms - three with en-suite facilities and one ideal as a study. There is also a first floor bathroom and the handy features of a WC and utility room on the ground floor. Private gardens include a rear garden that looks out over leafy trees and is reassuringly secure for children and pets. This delightful outdoor area boasts a lawn, a patio, vegetable planters, and a treehouse. Additionally, an attached garage and driveway provide good private parking. The appealing residence lies on the peaceful fringes of Edinburgh, in sought-after Liberton, conveniently close to the bypass and well-connected to the city centre by bus links day and night.

Disclaimer: This property is being sold in its present condition, and no warranty shall be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.

Features

- Quietly-located modern detached villa (circa 2021)
- Entrance hall with WC
- Southerly-facing living room
- Open-plan integrated kitchen and dining/family room with access to:
 - Generous sunroom with garden access
 - Principal suite with shower room and storage
 - Four more spacious bedrooms (option for a study)
 - Jack-and-Jill shower room
 - Bathroom with shower-over-bath
 - Ground-floor utility room
- Secure garden with a tranquil leafy outlook
- Private front garden and driveway
- Attached single garage
- Gas central heating, solar panels, and double-glazing

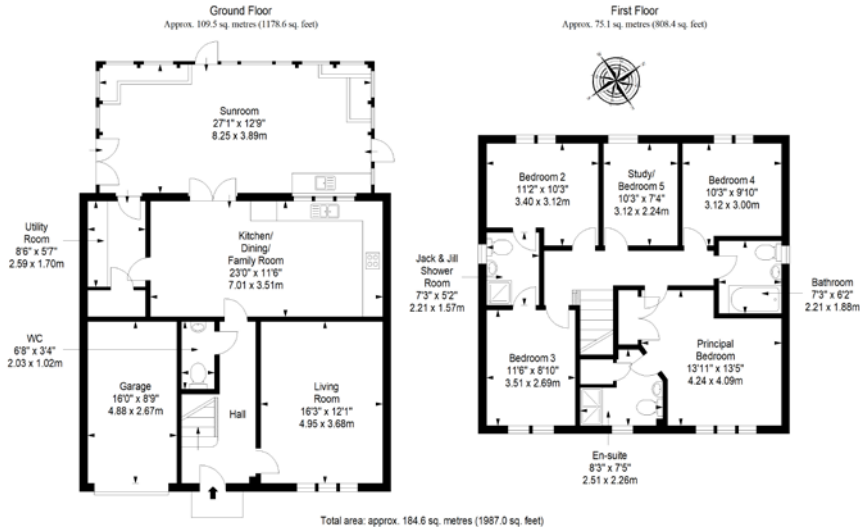








Floorplan



Price & Viewings

Please refer to our website
www.watermans.co.uk

Edinburgh

5-10 Dock Place, Leith, EH6 6LU
0131 555 7055
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Glasgow

193 Bath Street, Glasgow, G2 4HU
0141 483 8325
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êspc rightmove Zoopla.co.uk

EPC Rating - B | Council tax band - G | Home report Value - £435,000

These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 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.