



26 Venturefair Drive
GILMERTON | EDINBURGH | EH17 8WD


warners
solicitors & estate agents



26 Venturefair Drive

GILMERTON | EDINBURGH | EH17 8WD

Superb three-bedroom detached villa quietly set within this highly desirable development and benefiting from a beautifully tended enclosed, child friendly rear garden, offering a high degree of privacy and security. This exceptional home has been finished to a high specification throughout and is a natural choice for a growing family, offering generous accommodation over two levels and a light filled living space with the focal point being a fabulous open plan kitchen/dining room with French doors opening out onto the fabulous rear garden.

Externally the beautifully landscaped rear garden is fully enclosed with a lawn, a raised patio area, perfect for al fresco dining and to the front there is a lawn area and a monobloc driveway. Early viewing of this lovely home is highly recommended! The property comprises:

- Welcoming reception hall
- Downstairs WC
- Light filled lounge
- Superbly appointed contemporary kitchen/dining room with integrated appliances, Amtico flooring and French doors to rear garden
- Spacious master bedroom with built in wardrobe and en-suite shower room with heated towel rail
- Two further double bedrooms
- Modern family bathroom featuring a white suite and heated towel rail
- Gas central heating and double glazing
- Ample loft storage
- Enclosed rear garden featuring raised patio area and hot and cold outside taps.
- Garage and private driveway
- Alarm system

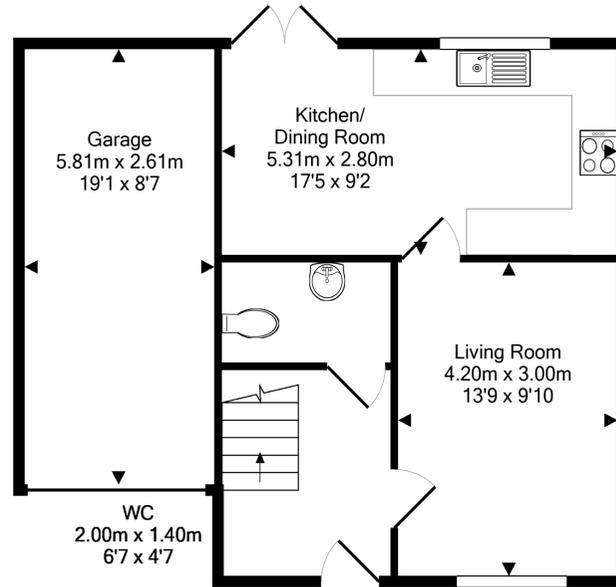
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



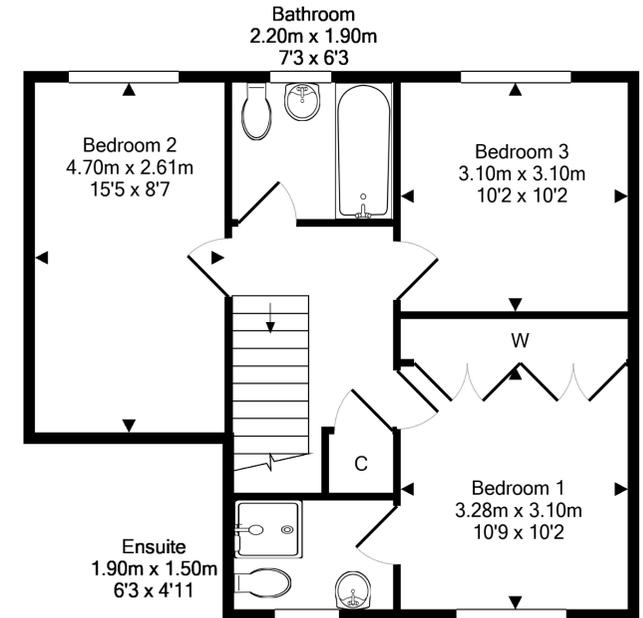
Extras: all carpets, blinds, washing machine and dishwasher (both Hotpoint), integrated fridge freezer, oven and induction hob (all Zanussi) together with the climbing frame and trampoline in the garden will be included. EPC C

The popular Gilmerton area of Edinburgh lies to the south of the city centre. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park, which are both within easy reach. Schooling is well represented from nursery to senior level. Regular public transport services operate into Edinburgh and the main commuting routes, including the M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.





Ground Floor



1st Floor



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
Made with Metropix ©2021