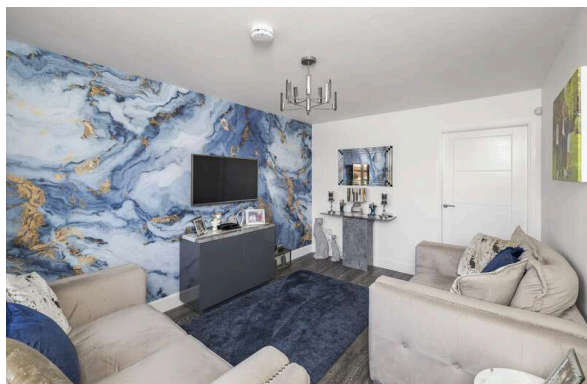




41 Venturefair Drive
GILMERTON | EDINBURGH | EH17 8WD

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solicitors & estate agents



41 Venturefair Drive

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Nestled in a desirable development in the popular area of Gilmerton, Edinburgh, this modern three-bedroom detached house offers an exceptional blend of contemporary design and comfortable living. The home boasts a bright and spacious living room, highlighted by a beautiful feature wall that adds a touch of elegance and personality to the space.

Adjacent to the living room is a separate, modern kitchen/dining room, outfitted with sleek white units that provide a clean and stylish aesthetic. This area is perfect for both casual family meals and entertaining guests, enhanced by French doors that lead directly to the rear garden, allowing for seamless indoor-outdoor living and abundant natural light. Conveniently located on the lower level is a handy WC, ideal for guests and daily use.

Ascending to the upper level, you will find three generously sized double bedrooms. The master bedroom stands out with its large integrated wardrobe, offering ample storage space, and a contemporary en-suite shower room that provides a private sanctuary for relaxation. The remaining two bedrooms are spacious and versatile, ideal for family, guests, or even a home office. A well-appointed family bathroom with an attractive bath completes the upper level, offering both functionality and style.

Externally, the property includes an attached garage, providing secure parking and additional storage. The front and back gardens are well-maintained, with the back garden offering a perfect retreat for outdoor activities and relaxation. In brief the property comprises -

- Welcoming hall with storage.
- Bright and spacious living room with stunning feature wall.
- Modern kitchen/dining room with sleek white units.
- Handy WC on the lower level.
- Three double bedrooms with the master bedroom boasting an en-suite shower room.
- Family bathroom with contemporary design.
- Gas central heating and double glazing.
- Well maintained front and rear gardens.
- Garage and driveway.

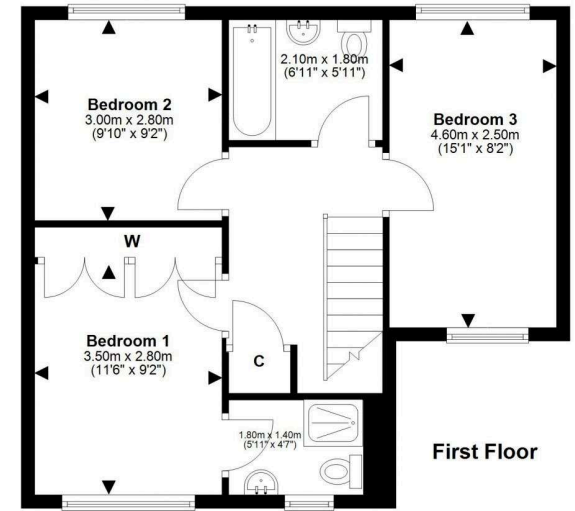
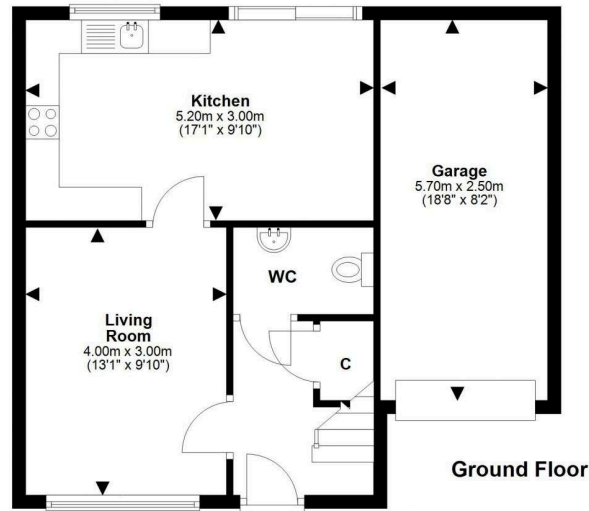
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated appliances, light fittings, floor coverings and bathroom cabinet in ensuite will be included in the sale of the property along with 3 space bin store. Others items available with separate negotiation. 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 Bypass, M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.