



Solicitors & Estate Agents



7 Goldeneye Drive

Liberton | Edinburgh | EH17 8XJ

A spacious and beautifully presented four-bedroom end-terrace townhouse, arranged over three levels and enjoying private gardens and a driveway. The property forms part of a modern, family-friendly development in the popular Liberton area, situated to the south of Edinburgh city centre. Offering generous and versatile accommodation, the property is presented in excellent order throughout and would make an ideal family home.

-  4 Bedrooms
-  2 Public Rooms
-  2 Bathrooms and WC
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – B
-  Council Tax Band - E



Description

The accommodation is accessed via a welcoming entrance hallway, which provides access to the carpeted staircase and a convenient ground-floor WC. The spacious front-facing living room is bright and well proportioned, offering ample space for a range of furniture and providing a comfortable principal reception area. To the rear of the property is the stylish kitchen/dining room, which enjoys a pleasant southerly aspect and direct access to the enclosed rear garden via French patio doors. The room is filled with natural light and provides an excellent space for both cooking and dining. The contemporary kitchen is fitted with a good range of modern wall and base units, complemented by marble-effect worktops and matching upstands. Integrated appliances include an oven and gas hob with hood above, while there is also a ceramic sink with drainer and space for freestanding appliances. A useful built-in cupboard provides additional storage, while there is ample room for a dining table and chairs. The first-floor hallway provides access to three bedrooms and benefits from a useful store cupboard. The three bedrooms are attractively presented with light neutral décor and carpeted flooring, offering excellent flexibility for family members, guests, children or those requiring a home office. Bedroom two further benefits from a built-in mirrored wardrobe, providing useful additional storage. Occupying the entire second floor, the generous principal bedroom is a particularly impressive feature of the property. The room enjoys superb elevated views towards the Forth and Fife and benefits from a built-in mirrored wardrobe, carpeted flooring and ample space for additional bedroom furniture. A modern en-suite shower room completes the principal bedroom accommodation. The property further benefits from a contemporary family bathroom, while the ground-floor WC provides additional convenience for day-to-day living.



The common areas in the development are maintained by the factor Hacking and Paterson, with one payment of £20 per quarter for a management fee and another of £30 per quarter for the upkeep of garden grounds and playpark.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Driveway

Externally, the enclosed rear garden is laid mainly to lawn with a paved patio area, providing a pleasant and private outdoor space for relaxing, entertaining or for children to play. To the front, there is a paved driveway providing valuable off-street parking, together with low-maintenance landscaping.

Viewing

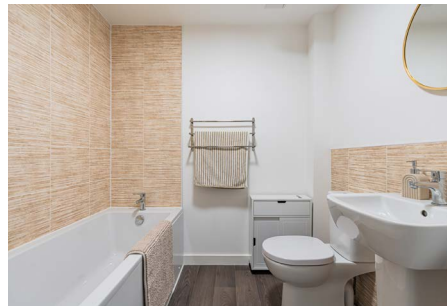
By appointment through Neilsons (0131 625 2222).





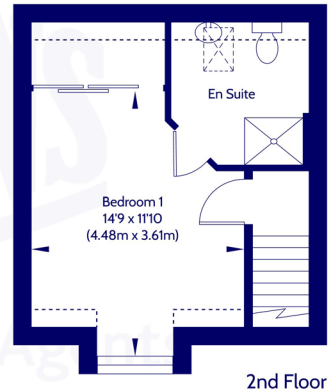
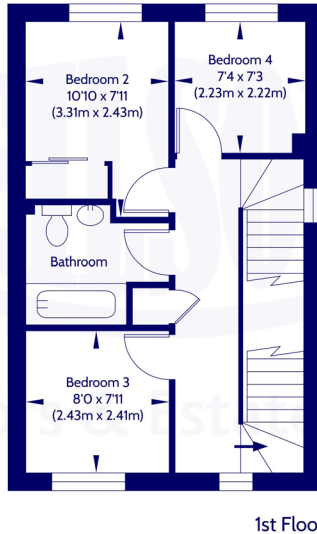
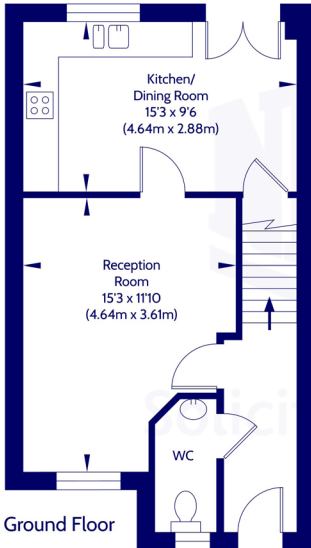
Location

Goldeneye Drive forms part of a popular modern residential development within the Liberton area of south Edinburgh. The property is well placed for a range of everyday amenities, with local shops and services available nearby, including Gilmerton Grocers and a selection of convenience stores, cafés and takeaways along Gilmerton Dykes Street. Morrisons and Iceland supermarkets are also within easy reach, providing excellent options for day-to-day shopping. The surrounding area is well served by schooling, with Gilmerton Primary School, St Catherine's RC Primary School, Frogston Primary School and Gracemount High School all within the wider locality. Gracemount Medical Group and other local healthcare facilities are also conveniently situated nearby. The Royal Infirmary of Edinburgh and Royal Hospital for Children and Young People are readily accessible, adding further appeal for those working within the healthcare sector. For commuters, regular bus services operate along the surrounding roads, while the City Bypass is easily accessible, providing convenient connections to Edinburgh city centre, Edinburgh Airport and the wider road network. Straiton Retail Park is also within easy reach, offering a wider choice of retail, leisure and dining facilities. The area therefore combines the convenience of local amenities with straightforward access to the city and surrounding Midlothian countryside.





Approx. Gross Internal Floor Area 96.7 Sq M / 1041 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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