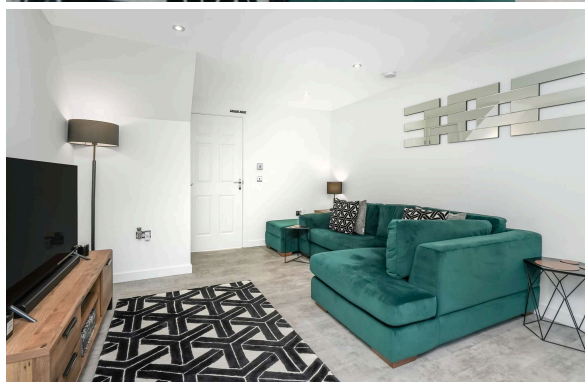




28 Goldeneye Drive
LIBERTON | EDINBURGH | EH17 8XL


warners
solicitors & estate agents



28 Goldeneye Drive

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Well-presented three-bedroom semi-detached home set over two floors with a front driveway, single garage and private rear garden, forming part of a sought-after development, located in the desirable Liberton area, a very popular and convenient region of Edinburgh within close proximity to the city centre and the city bypass. This property occupies a pleasant situation on a well-tended modern development and comes with a well-maintained back garden. Internally the property is stylish, well planned with many pleasing features. Downstairs, the fully fitted kitchen currently comprises oven, gas hob and fan, fridge/freezer and dishwasher. The living room also downstairs is bright and spacious with a dining area and storage cupboard and completing the ground floor accommodation is a downstairs WC. Upstairs there are three well-proportioned bedrooms, two with built in storage and the master bedroom with an ensuite shower room. Completing the accommodation is the bathroom with bath and WC. Further benefits on offer include gas central heating, double glazing, an attic and a landscaped garden made up of a decking and astroturf.

- Entrance Hall
- Spacious Fitted Kitchen
- Bright and spacious living room
- Three Bedrooms, one with en-suite
- Stylish bathroom
- Downstairs WC
- Front driveway, Single garage & landscaped rear garden
- Gas central heating, double glazing and attic

Energy Rating B. Council Tax band E.

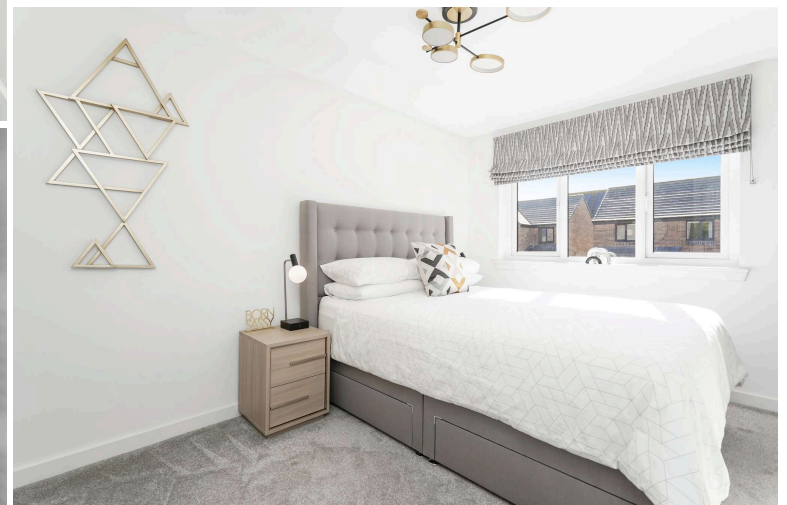
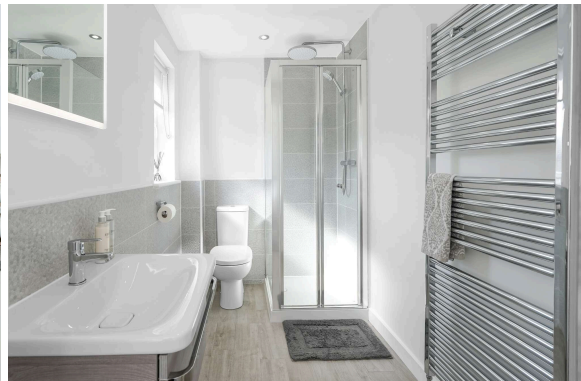
All blinds, the fridge, cooker, dishwasher and washing machine will be included in the sale. The chest of drawers in the third bedroom can also be included if desired.

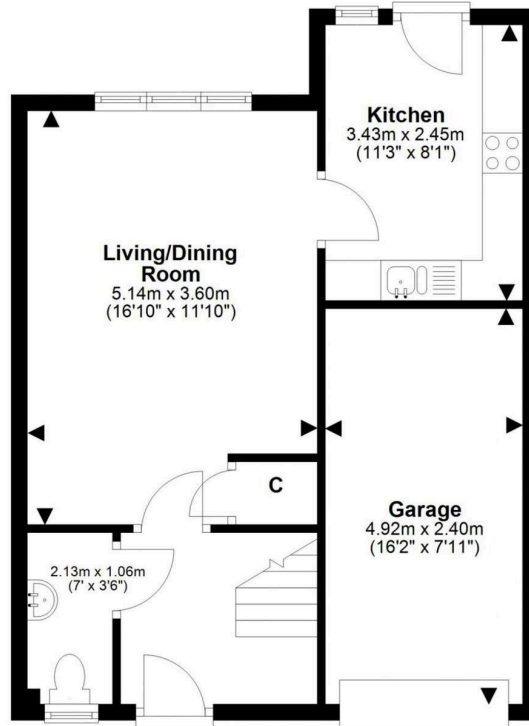
Factor fee of approximately £40 per quarter.

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

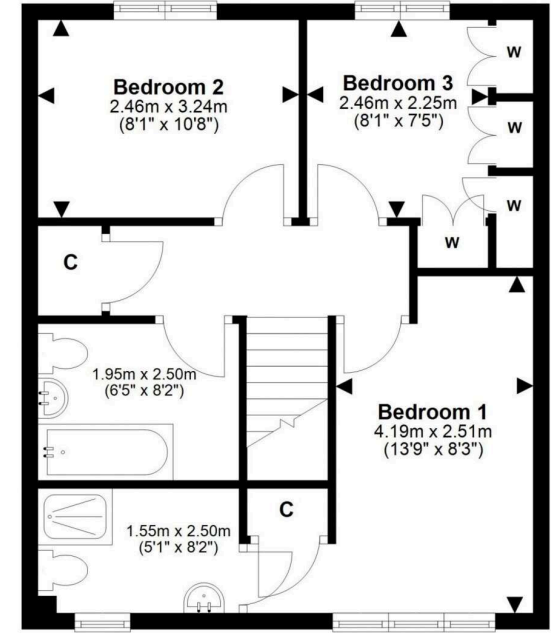


Liberton is a sought-after suburb to the south, approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsburys within easy reach. Schooling is well represented from nursery to senior level and the property is also ideally positioned for those connected to the Royal Infirmary. Regular bus services operate to and from the city centre and to the surrounding areas, with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and the main motorway networks.





Ground Floor



First Floor

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.

