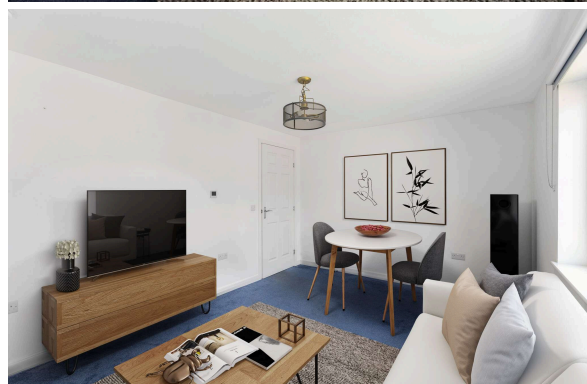




15 Goldeneye Drive  
GILMERTON | EDINBURGH | EH17 8XJ

  
**warners**  
solicitors & estate agents





## 15 Goldeneye Drive

GILMERTON | EDINBURGH | EH17 8XJ

Warners are delighted to present this outstanding four-bedroom detached villa, ideally situated within a highly desirable modern development.

Immaculately presented throughout, this impressive home offers a superb combination of space, style, and practicality – perfectly suited for contemporary family living. Highlights include an integral garage, a spacious driveway, and a beautifully landscaped, fully enclosed rear garden.

On the ground floor, a bright and generously proportioned living room is bathed in natural light thanks to a striking triple window. The sleek kitchen/dining area is both elegant and highly functional – ideal for everyday living and entertaining. A convenient utility room and a modern downstairs WC complete the lower level.

Upstairs, you'll find four well-sized bedrooms offering comfort and versatility. The principal bedroom benefits from a stylish en-suite shower room featuring contemporary fixtures and fittings.

Externally, the home continues to impress. The neat front garden and private driveway lead to a single integral garage, providing secure parking or useful storage. To the rear, the enclosed garden has been thoughtfully landscaped to create a safe and attractive outdoor space – complete with patio areas ideal for relaxing, entertaining, or dining al fresco.

- Detached 4-bed villa in sought-after development
- Bright living room with triple window
- Stylish kitchen/diner and utility & WC
- Principal bedroom with modern en-suite
- Landscaped, enclosed rear garden
- Driveway and integral garage

Energy Rating B, Council Tax Band E.

Fees payable to factor approx. £12 per month.

All fixtures, fittings, integrated appliances, furniture, blinds and curtains are included in the sale.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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.

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms



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.