



7 Goldeneye Drive, Edinburgh, EH17 8XJ

Spacious & Well-Presented, Four-Bedroom, End-Terrace Townhouse with Gardens & Driveway

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Property Description

Spacious and well presented, four-bedroom, end-terrace townhouse over three levels with private gardens and a driveway. Part of a modern family-oriented development, located in the popular Liberton area, south of Edinburgh's city centre.

The property comprises an entrance hall, living room, kitchen/dining room, four bedrooms, an en-suite shower room, a family bathroom, and a ground-floor WC.

Tastefully finished, ready-to-move-in, highlights include a modern fitted kitchen, contemporary bathroom suites and light neutral decor. Additional features include solar panels, double glazing, gas central heating, a loft, multiple TV points, and skyline sea views from the upper floors to the Forth and Fife.

Externally, the property benefits from an enclosed rear garden with a lawn and paved patio, whilst to the front, there is a paved driveway and low-maintenance landscaping. Set within a well-maintained, contemporary development with landscaped grounds, unrestricted street parking and additional visitor spaces, with excellent transport links and good schooling.

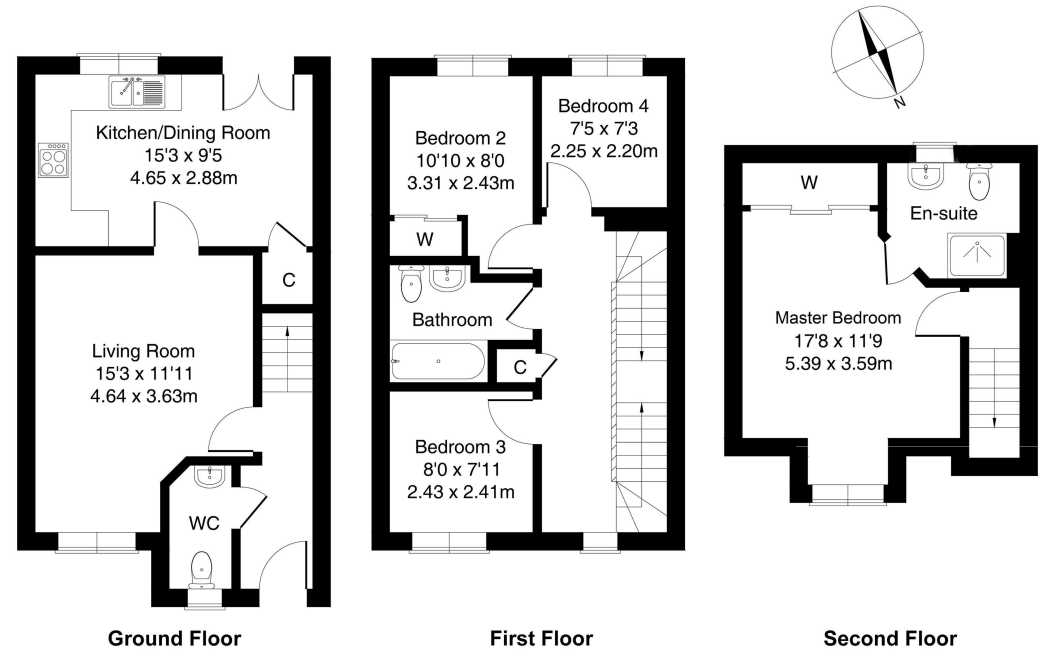
A welcoming entrance hall provides access to the carpeted stairs, a convenient ground-floor WC, and a spacious front-facing living room with plenty of space for furnishing. A stylish kitchen/dining room enjoys a southerly aspect with French patio doors opening onto the enclosed rear garden, with plenty of natural light, and features a built-in cupboard and ample space for a dining area. Modern fitted units include marble-effect worktops with matching upstands, a sink with a drainer, an integrated oven and gas hob with a canopy above, and space for freestanding appliances.

With natural light from a window, the first-floor hall includes a store cupboard and affords access throughout. Three flexible bedrooms are set to each aspect, similarly well-finished with carpeted flooring and light decor, with bedroom two also including a built-in mirrored wardrobe. With superb views, a generous master bedroom occupies the second floor, complete with a built-in mirrored wardrobe, carpeted flooring, and a modern en-suite shower room.

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Approximate Gross Internal Area: (1033 sq ft - 96 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Located in the popular Liberton area, this home benefits from excellent local amenities and transport links. Nearby, there are well-regarded schools, supermarkets, and leisure facilities, with Cameron Toll Shopping Centre and Straiton Retail Park within easy reach. The development offers landscaped grounds, unrestricted street parking,

and visitor spaces. Liberton provides excellent bus routes and quick access to the city bypass, making commuting to Edinburgh's city centre, the Royal Infirmary, and beyond convenient. Outdoor enthusiasts will enjoy nearby green spaces, including Braid Hills and Craigmillar Castle Park.





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