



4 Goldeneye Gait
EDINBURGH | GILMERTON | EH17 8XN


warners
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An exciting opportunity has arisen to acquire this stunning, four-bedroom detached family home boasting a large rear lawn, and offering well planned and flexible accommodation. This beautiful home, which is spread over two floors with internal area of 146 sq metres (1,572 sq ft), has been decorated to a high standard and is offered to the market in true move-in condition. The box windowed living room to the front of the property is well-sized and lets in plenty of natural light. The open-plan kitchen/dining room with handy utility room off is particularly spacious with ample room for relaxing, cooking and dining. From here, French doors lead to the large private lawn to the rear of the property. There is a WC off the welcoming hallway.

Upstairs, the principal bedroom is of an excellent size and benefits from both ensuite and built-in wardrobes. Bedroom 2 is a spacious double-room overlooking the rear lawn. Bedrooms 3 and 4, also both doubles, boast a Jack and Jill ensuite. A large airy landing affords stunning views from the front towards the Pentland Hills, and a large modern family bathroom completes the accommodation internally. The property further benefits from gas central heating, double glazing, solar panels, alarm, external recessed lighting and EV charging point. Forming part of a modern development in the popular Gilmerton area of Edinburgh, viewing is essential to appreciate everything that this fantastic home has to offer.

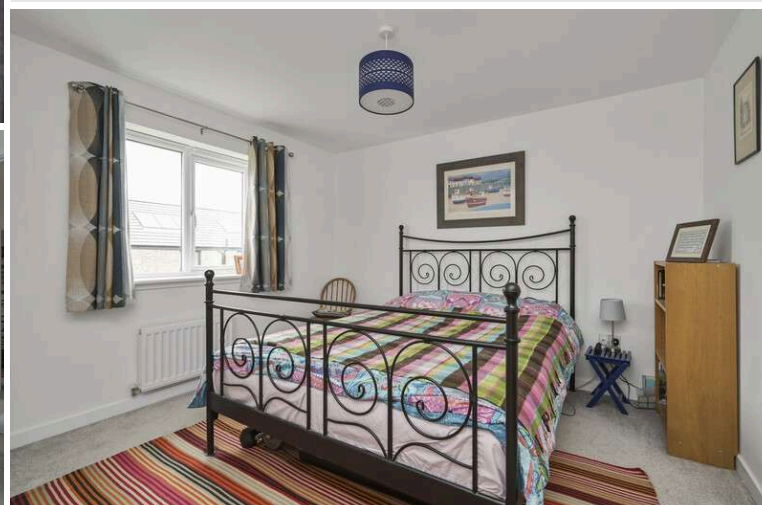
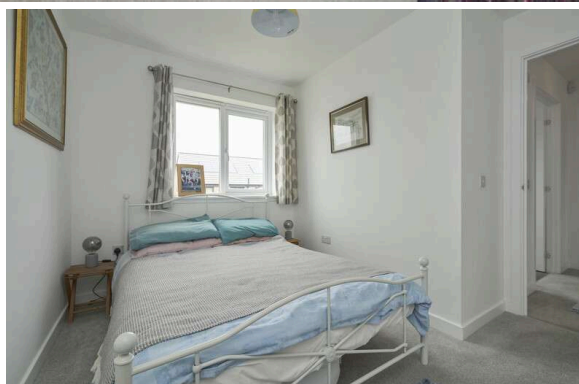
- Detached modern home
- Four-bedroom all double rooms
- Light and spacious box windowed living room
- Spacious, open plan kitchen/dining room with modern integrated appliances, storage cupboard and French doors to rear garden
- Principal bedroom with ensuite and built in wardrobes
- Bedrooms 3&4 with ensuite Jack and Jill
- Modern family bathroom
- Front & rear garden
- WC
- Utility room
- Garage and double driveway
- Gas central heating and Double glazing
- EV charging point
- Solar Panels and alarm system
- 1572 square foot internal

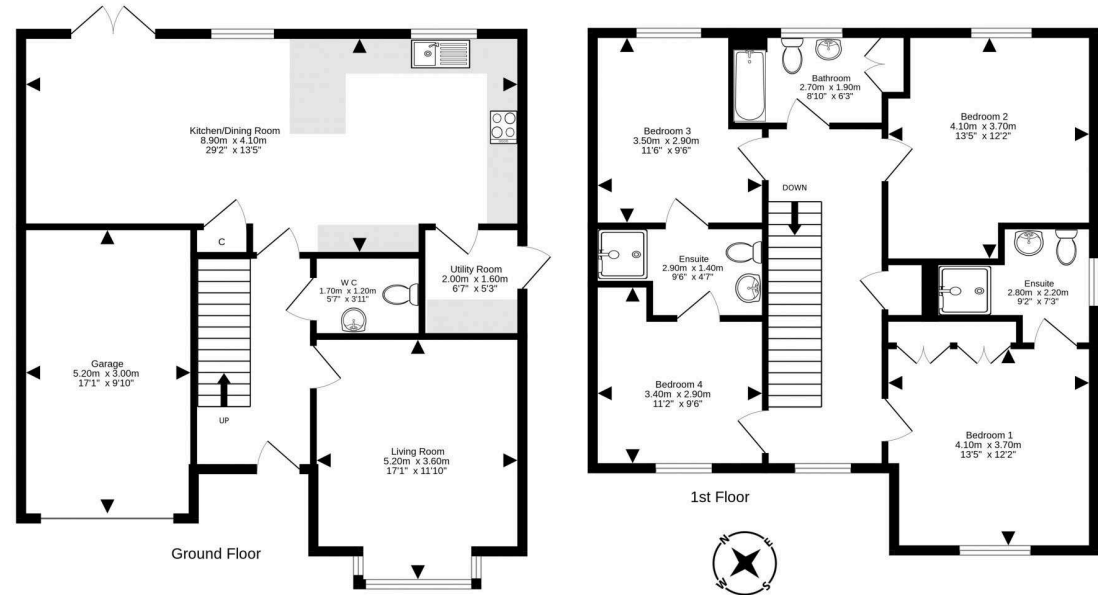
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated kitchen equipment including dishwasher and fridge freezer, along with all blinds and curtains will be included in the sale of the property. EPC B.

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.





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