



## 8 Goldeneye Gait, Liberton, Edinburgh, EH17 8XN

Spacious, Four-Bedroom, Detached Home with Gardens, Driveway & Garage

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# Property Description

Tastefully-presented and spacious, four-bedroom, detached family home, with gardens, a driveway and an integrated garage. Set on a corner plot, opposite a large shared green, in a quiet, modern, factored, residential development in the Liberton area, south of Edinburgh city centre.

Comprises an entrance hall, living room, dining/kitchen, utility room, four flexible bedrooms, an en-suite shower room, a family bathroom and a ground floor WC.

Highlights include a stylish integrated kitchen and utility room, modern bathroom suites, quality LVT flooring, central heating and solar panels. In addition, there is double glazing, dual-aspect rooms; and excellent storage including a floored loft, and a garage with power and lighting.

Externally, the property benefits from a lawn and double driveway to the front; and a generous enclosed rear garden with a lawn and paved patio. The property is set within a maintained, contemporary development, with landscaped grounds, unrestricted street parking and additional visitor spaces.

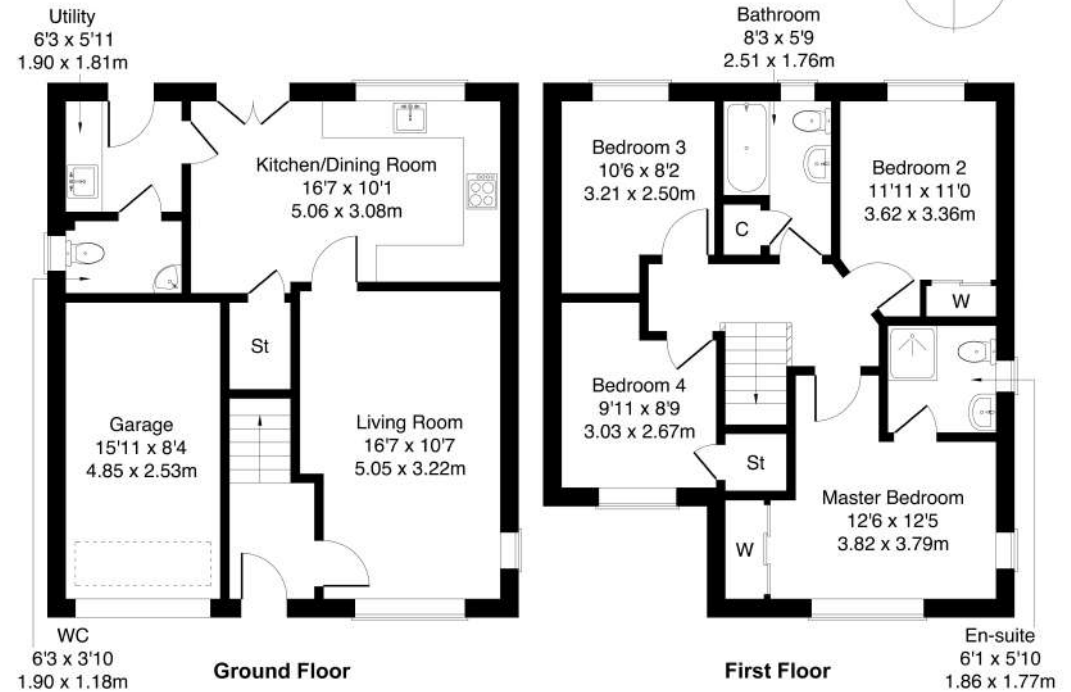
A welcome entrance hall affords access to the stairs leading to the upper hall, and a spacious, living room with tasteful decor, a dual-aspect allowing plentiful natural light, and LVT flooring continuing throughout the ground floor. Set off the lounge, the dining/kitchen has patio doors leading to the garden and a built-in storage cupboard. Modern fitted units and worktops include an integrated oven, gas hob, fridge/freezer, dishwasher, washing machine and a sink with drainer; whilst the utility has further units and garden access, as well as access to a convenient WC.

On the upper floor, the master bedroom is set to the front, with a dual aspect, carpeted flooring, a central pendant light, a built-in wardrobe and a stylish en-suite with a rainfall shower and tiled splash walls. Four further well-presented carpeted bedrooms are set to opposite aspects, with bedroom two including a built-in wardrobe. Completing the accommodation, the family bathroom is fitted with a modern suite including tiled splash walls and a built-in cupboard.



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Approximate Gross Internal Area: (1195 sq ft - 111 sq m.)



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

# Area Description

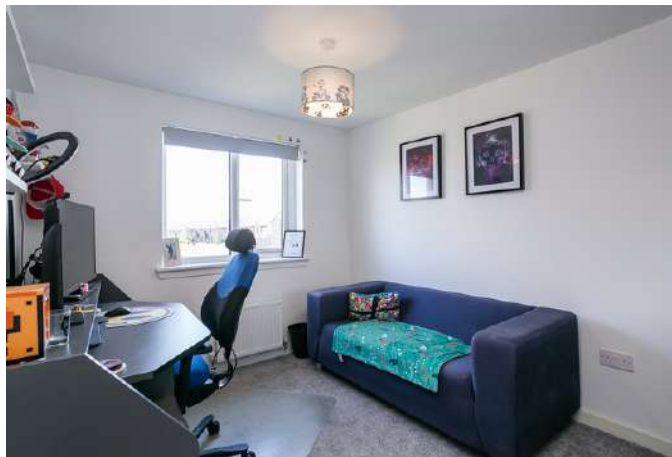
Liberton is an established residential area, south of Edinburgh city centre, offering an extensive range of family-orientated housing, with local shopping available throughout. A Morrisons supermarket is located on Gilmerton Road, whilst Cameron Toll Shopping Centre, Straiton, and Fort Kinnaird retail parks offer an extensive list of high-street names, superstores and supermarkets. Public parks are

situated throughout, whilst the Braid and the Pentland Hills, and Liberton Golf Course offer open green spaces. Liberton is an ideal location for access to the Royal Infirmary and Edinburgh University, whilst schooling is well-represented from nursery to senior level. Regular public transport is available from Gilmerton Road and nearby Kirk Brae.









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