



Offers Over

£365,000

9 Venturefair Drive

Gilmerton | Edinburgh | EH17 8WD

Beautifully presented and rarely available four-bedroom link-detached villa forming part of a quiet and modern development in Gilmerton. Benefiting from private gardens, a single garage and driveway providing off-street parking, the property is ideally located close to excellent local amenities, reputable schooling and superb transport links, making for an outstanding family home.

-  4 bedrooms
-  2 public rooms
-  2 bathroom
-  Private gardens
-  Garage & driveway
-  EPC Band - B
-  Council Tax Band - F



Description

An inviting entrance hallway provides access to the accommodation and features a handy double cloakroom cupboard together with a separate meter cupboard. The bright and spacious bay-fronted lounge enjoys a dual-aspect outlook and provides a lovely space to relax and unwind. The smart and well-appointed kitchen/diner is fitted with a range of integrated appliances and benefits from French doors leading directly to the rear garden. There is ample space for a dining table and chairs, creating a great setting for family mealtimes and entertaining. A useful two-piece WC is partially tiled and conveniently located on the ground floor.

Upstairs, the landing provides access to the bedrooms and bathroom and features a useful storage cupboard together with attic access. The generous principal double bedroom enjoys a front-facing aspect and features an attractive wooden panelled wall, two integrated double wardrobes and a separate immaculate en-suite shower room. The en-suite is fitted with a corner shower cubicle and partially tiled surround. Bedroom two is a comfortable double room with a leafy rear-facing outlook and integrated double wardrobe. Bedroom three is another good-sized double bedroom with a front-facing aspect, while both bedrooms two and three offer plenty of space for freestanding furniture. Bedroom four is a well-proportioned single room with a quiet rear-facing aspect and offers flexible use as a bedroom, home office or study. The smart family bathroom is partially tiled and benefits from tiled flooring and a rainfall shower over the bath.

Further benefits include gas central heating and double glazing.

Factor fees for the upkeep of the communal grounds are payable at approximately £46 per quarter.



Gardens & Parking

Externally, the property benefits from a small private front garden with lawn and chipstone areas. The appealing rear garden is laid mainly to a well-kept lawn with a raised slabbed patio and outdoor tap. Enjoying a good degree of privacy, the garden backs onto a pleasant woodland and mature tree line. A single garage and driveway provide off-street parking for up to two cars.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, hood, fridge-freezer, washer-dryer, dishwasher, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

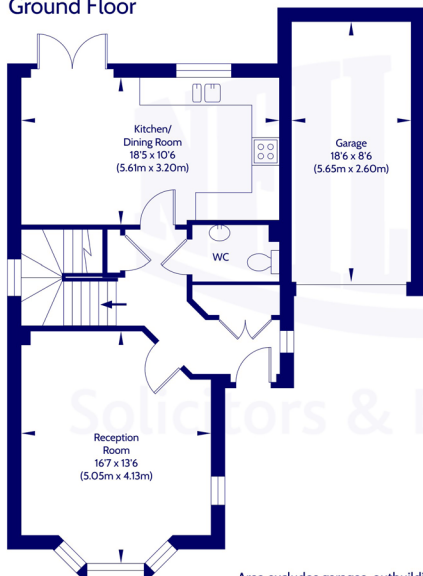
Quietly situated on the outskirts of the sought-after district of Gilmerton which lies to the south of Edinburgh's City Centre. The property is well placed for access to many local shops and services with a Morrison's supermarket only a short distance away. The Cameron Toll shopping centre together with Straiton retail park are both close at hand offering a more extensive range of shopping requirements. Good public transport services operate to and from the city centre and surrounding areas with the city bypass only a short drive away linking the main Scottish motorway network system. Recreational facilities in the area include the Gracemount Leisure Centre with swimming pool, Hillend dry ski-slope together with a number of golf courses and bowling clubs. Schooling in the vicinity is available from nursery to secondary level.



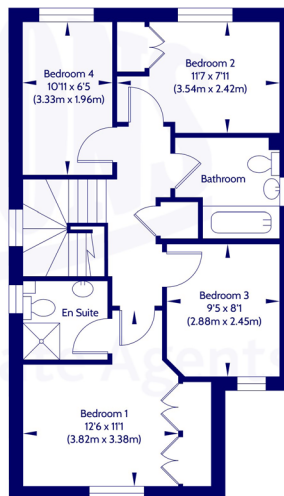


Approx. Gross Internal Floor Area 106 Sq M / 1144 Sq Ft.

Ground Floor



1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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