

76 Goldeneye Drive

EDINBURGH, EH17 8XL



Spacious five-bedroom detached home with private garden, double garage and solar panels



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An impressive detached modern home offering generous proportions, beautifully presented interiors and exceptional versatility, 76 Goldeneye Drive is a superb family property designed for both everyday comfort and effortless entertaining. With five double bedrooms, multiple en-suite facilities, stylish open-plan living, a double garage and a landscaped rear garden enjoying a leafy outlook, this is a home that combines space, practicality and contemporary appeal.

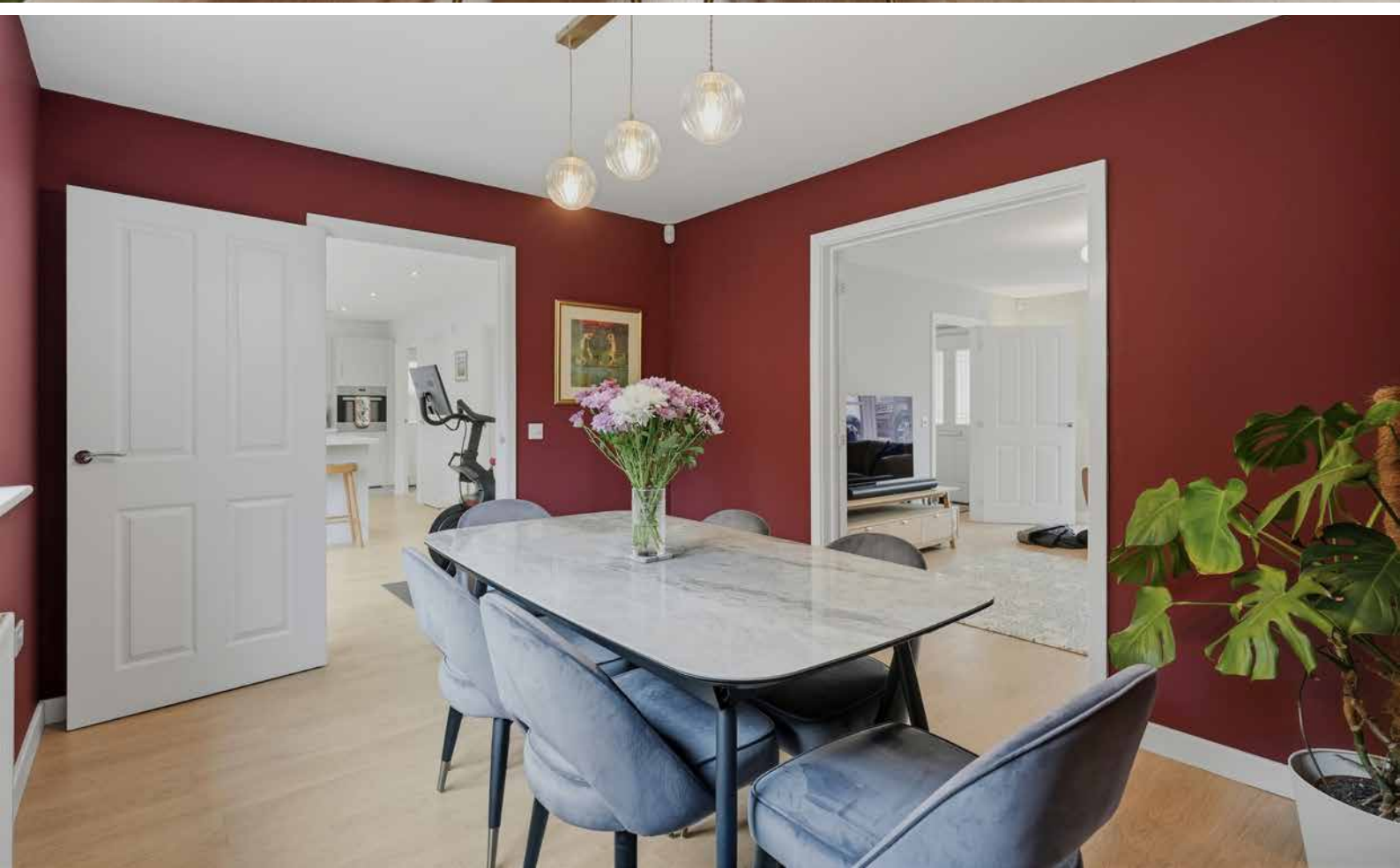
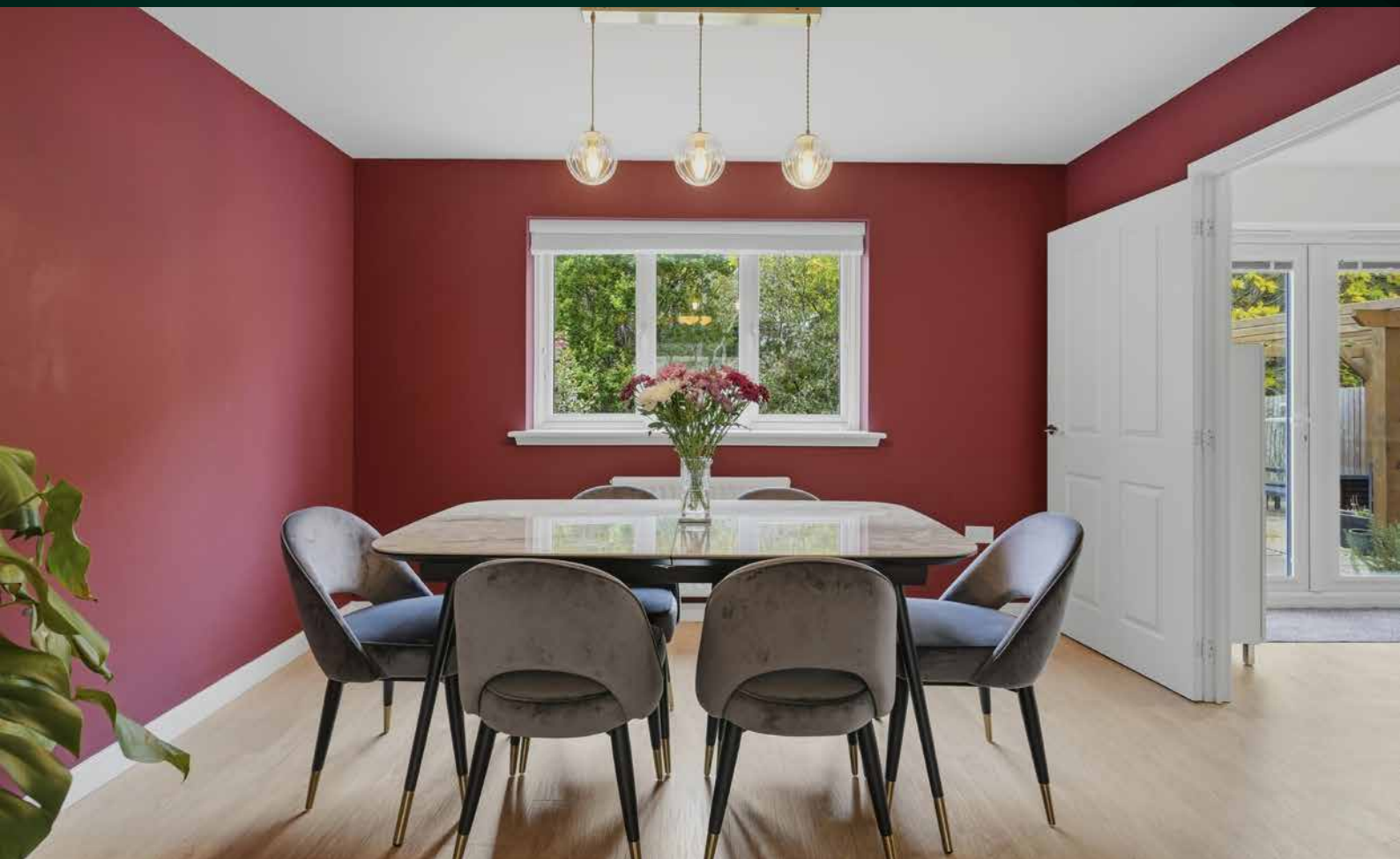
The property makes an excellent first impression, with an attractive entrance and a well-maintained front garden creating a welcoming approach. A generous double driveway provides off-street parking for two cars, complemented by the valuable addition of a double garage. Solar panels add a further practical feature to this well-equipped modern home. An Andersen A3 EV charger is fitted to the front of the garage, with solar divert from the installed panels.

THE LIVING ROOM



Inside, the living accommodation has been thoughtfully arranged to offer both openness and flexibility. The living room provides a comfortable and inviting setting, with double doors opening into the dining room to create a natural connection between the spaces. Further double doors lead through to the kitchen, allowing the rooms to flow beautifully together when entertaining, while retaining the option to create separate, more intimate areas when desired.

THE DINING ROOM



THE KITCHEN/DINER

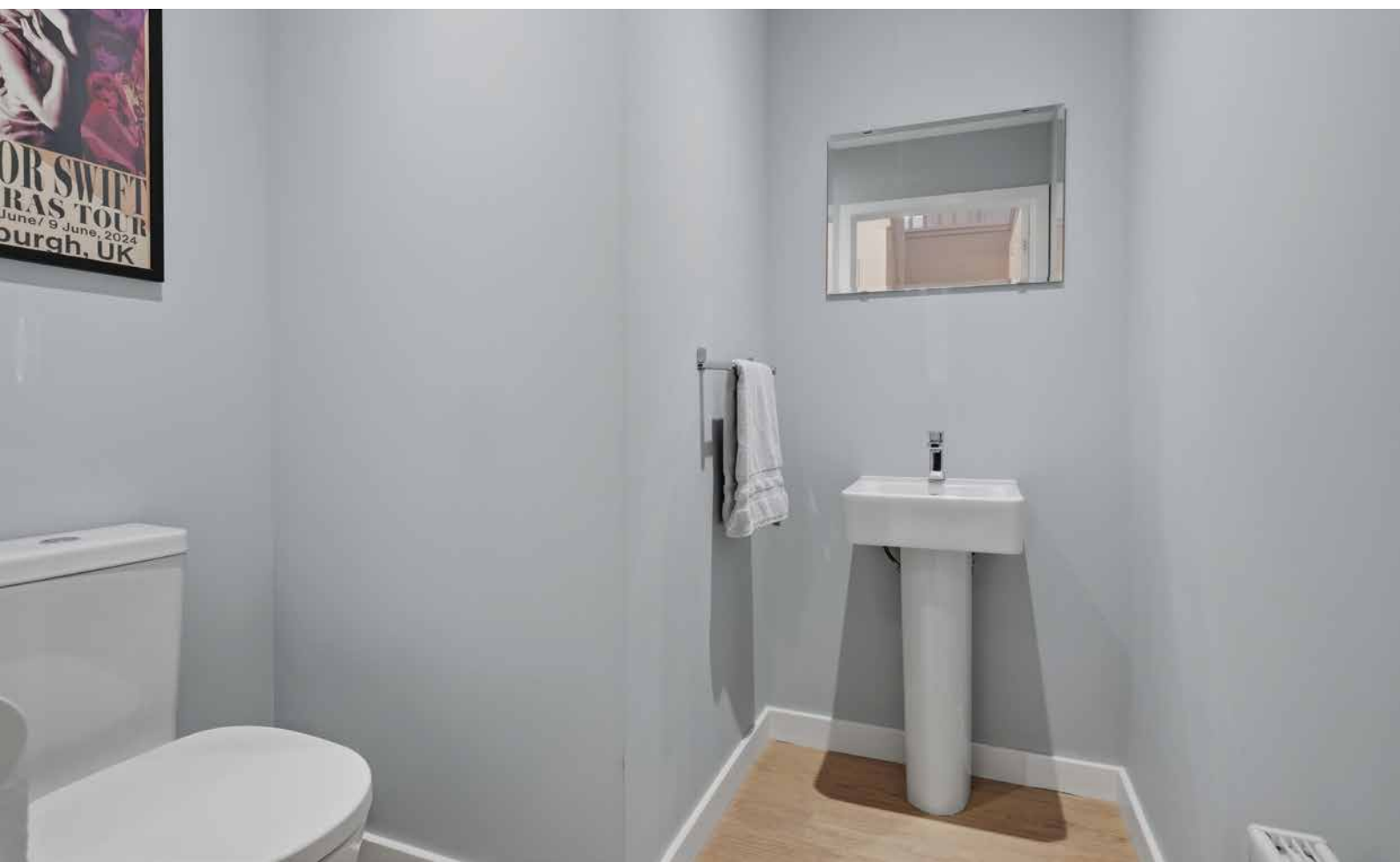


The kitchen and dining area is a particular highlight, offering a stylish and sociable environment at the heart of the home. Beautifully appointed with a Symphony kitchen and NEFF appliances, the space combines attractive contemporary design with everyday functionality. A breakfast bar with high stools creates the perfect spot for informal dining, morning coffee or catching up with family, while LVT flooring adds a practical and modern finishing touch. Generous natural light enhances the room, and patio doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

A separate utility room provides useful additional workspace and storage, with its own door leading directly outside. A conveniently positioned downstairs WC completes the ground-floor accommodation.



THE UTILITY & WC





Upstairs, a beautiful staircase leads to a spacious landing that connects the bedroom accommodation. All five bedrooms are doubles, offering excellent flexibility for families, guests or those seeking dedicated home-working space. The principal bedroom is particularly impressive, with generous proportions, built-in storage and two sets of windows that create a wonderfully bright and airy atmosphere. Its private en-suite shower room adds a further touch of comfort and convenience. A second double bedroom also benefits from its own en-suite, making it ideal for older children, guests or extended family. The remaining three double bedrooms offer further versatility, with one distinguished by attractive decorative wall panelling that adds character and individuality to the space.

Serving the remaining bedrooms, the spacious family bathroom is finished with beautiful tiling that gives the room an elegant, high-quality feel. A separate bath and shower provide the best of both worlds.

THE BATHROOM



BEDROOM 1



with generous proportions, built-in storage and two sets of windows that create a wonderfully bright and airy atmosphere



BEDROOM 2



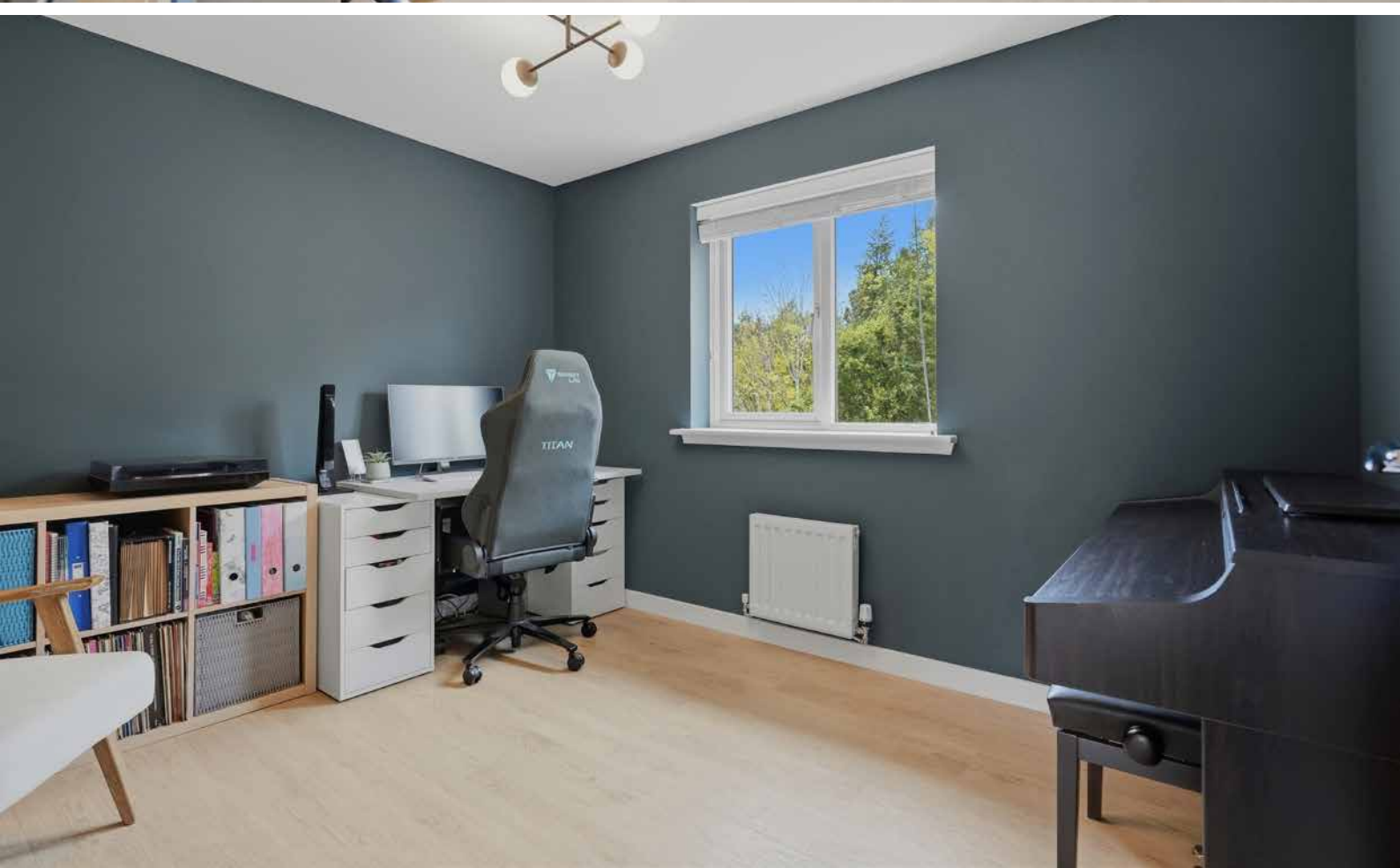
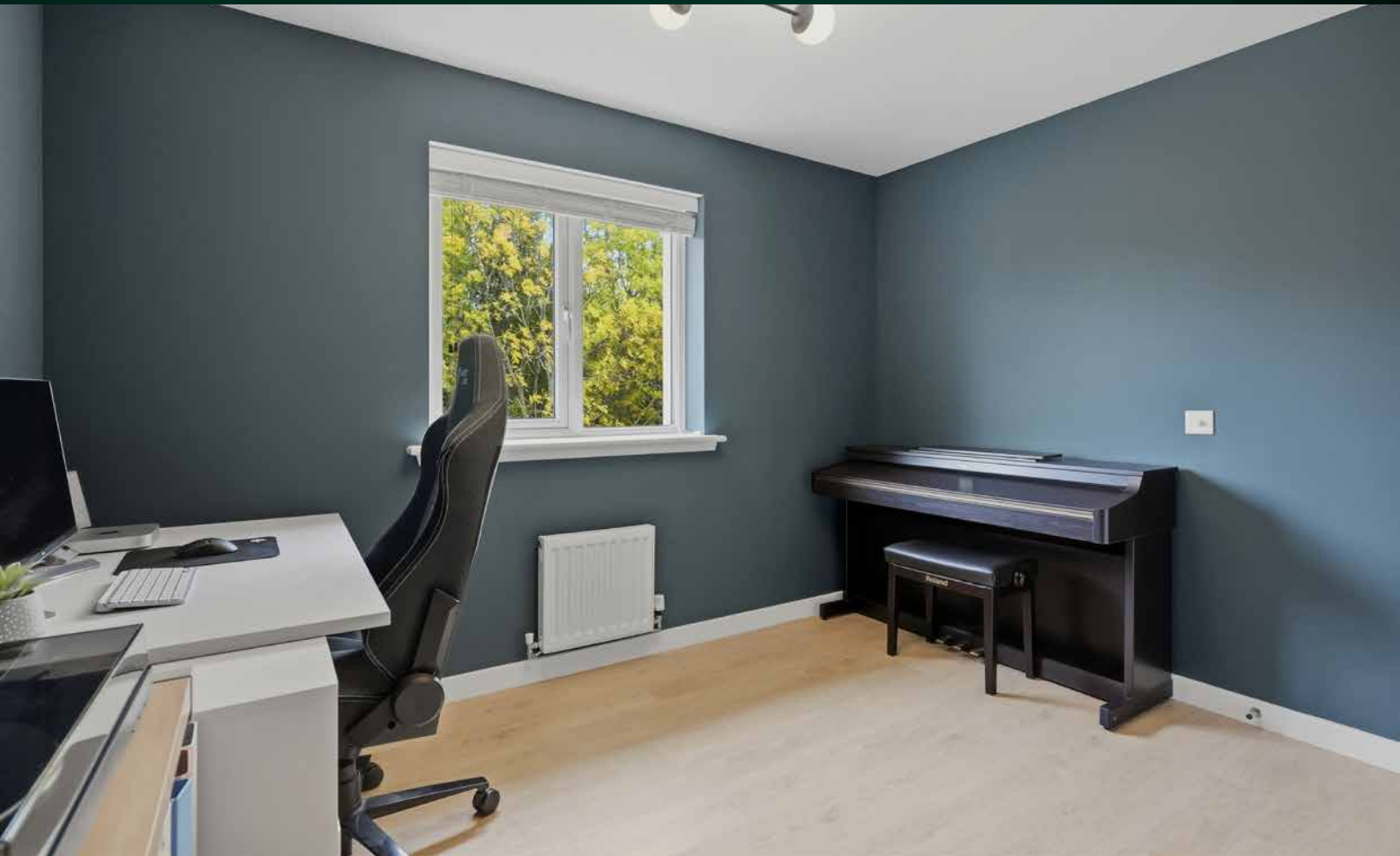
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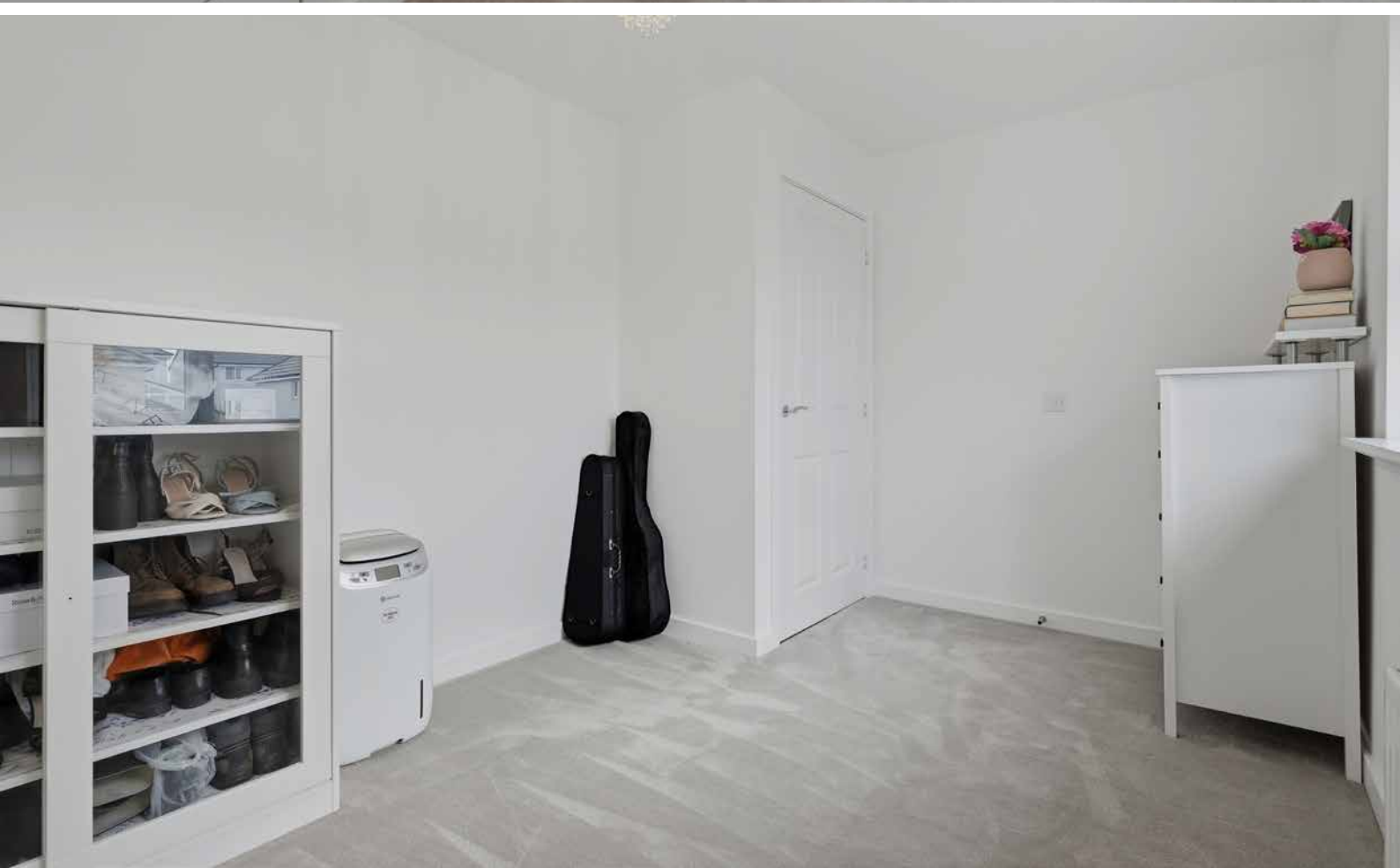
BEDROOM 3



BEDROOM 4



BEDROOM 5



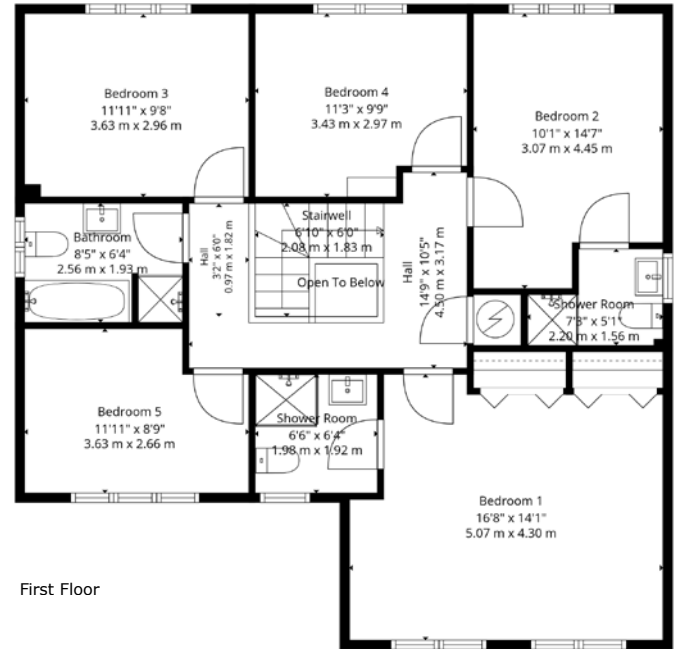
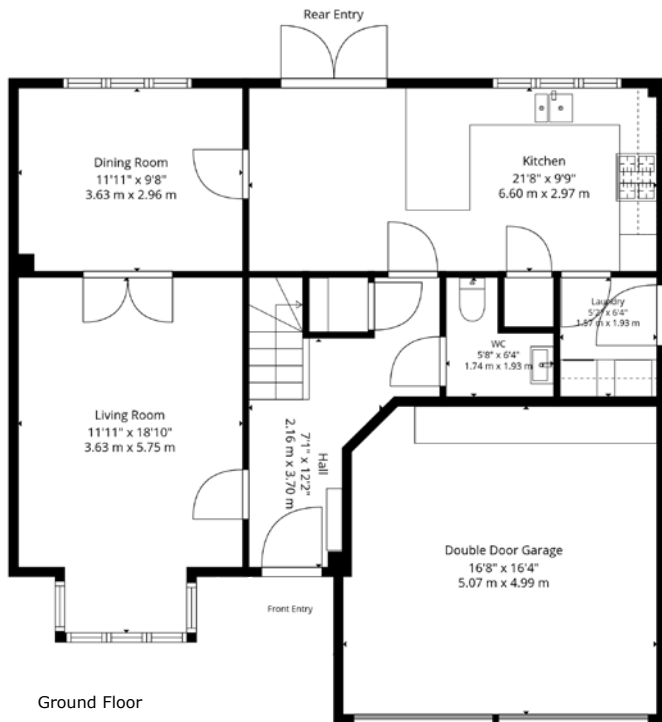
Outside, the rear garden offers a wonderful extension of the living space. Thoughtfully landscaped by "The Outdoor Living Co." and fully enclosed, it provides a private setting for outdoor dining, family activities and summer entertaining. A sandstone patio creates an attractive seating area, while the outlook towards mature trees brings a sense of greenery and tranquillity to the garden.

Combining five double bedrooms, two en-suite bedrooms, generous reception space, a stylish kitchen, a double garage, driveway parking, a multi-zone app-controlled smart heating system by Drayton Wisser, solar panels and an attractive landscaped garden, this outstanding detached home offers a compelling package for buyers seeking space, comfort and contemporary family living.

EXTERNALS

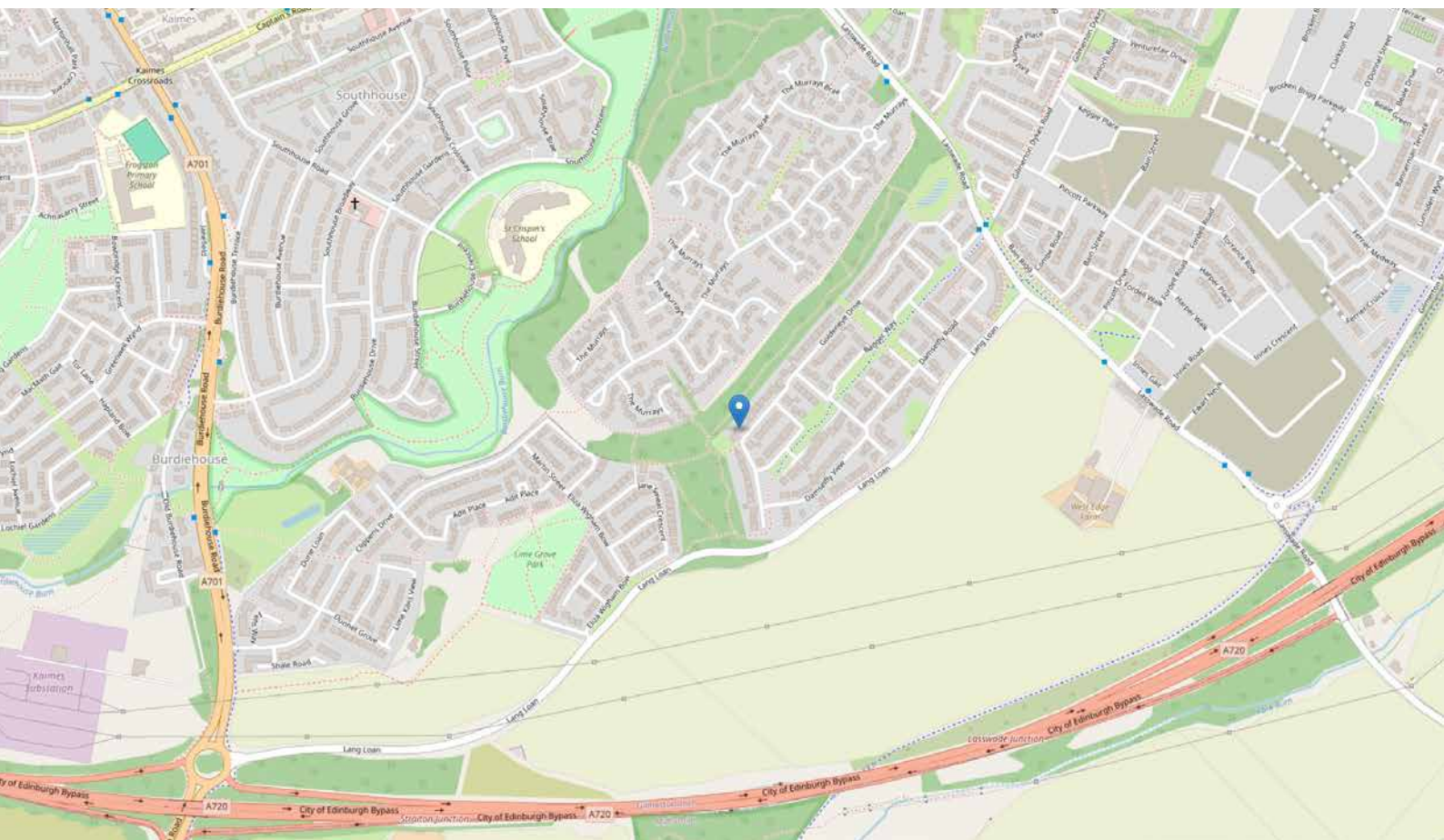


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 161m² | EPC Rating: B



THE LOCATION

Situated in the established residential area of Gilmerton, 76 Goldeneye Drive offers an appealing setting for modern family life, combining a residential neighbourhood with convenient access to everyday amenities, local schools and transport links. The surrounding area offers a practical choice of local shops and essential services, making day-to-day errands straightforward. Nearby green spaces provide opportunities to enjoy the outdoors, whether for a family walk, a morning run or time spent with children. The wider south-east Edinburgh area also offers access to a variety of leisure facilities, shopping destinations and recreational amenities.





For families, the area benefits from a selection of local primary and secondary schools, including Gracemount and Liberton High Schools. This established residential setting, together with the property's generous accommodation and private garden, makes it an appealing option for buyers seeking room to grow. Commuters are well placed to access Edinburgh city centre and surrounding areas via local road networks and bus services. The wider road network also provides connections towards the City Bypass, making journeys across the capital and towards neighbouring Midlothian convenient.

Combining a residential setting with access to amenities, education, outdoor spaces and commuter routes, Goldeneye Drive provides an attractive base for those looking to enjoy the benefits of family living in Edinburgh.

Here, the generous proportions of a detached modern home meet the convenience of an established residential location, creating an appealing balance of space, practicality and connectivity.



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