

# 6 Venturefair Drive

EDINBURGH, EH17 8WD



*This beautifully presented family home is brought to the market in truly immaculate condition*



0131 524 9797



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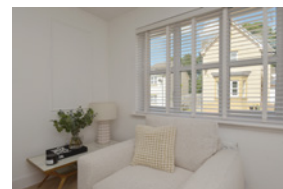


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McEwan Fraser Legal is delighted to present this beautifully presented detached house offers spacious family accommodation in move-in condition.

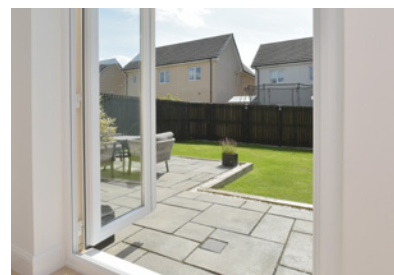
# THE LIVING ROOM



It offers three bedrooms with one en-suite in the principle bedroom, living room, kitchen diner and family bathroom.



# THE KITCHEN/DINER





# THE BATHROOM

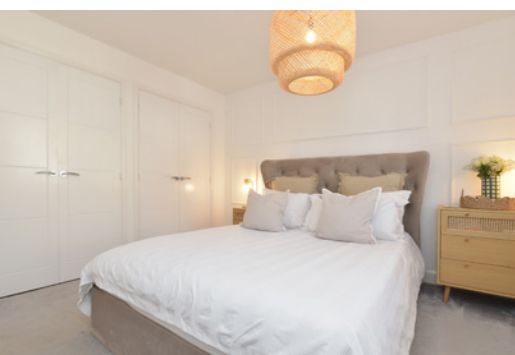




# BEDROOM 1



three bedrooms with one en-suite  
in the principle bedroom



# BEDROOM 2





# BEDROOM 3





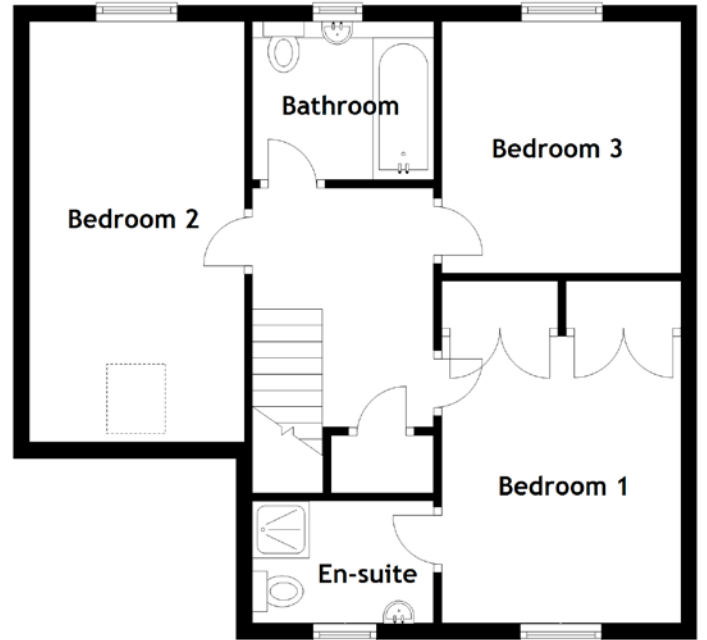
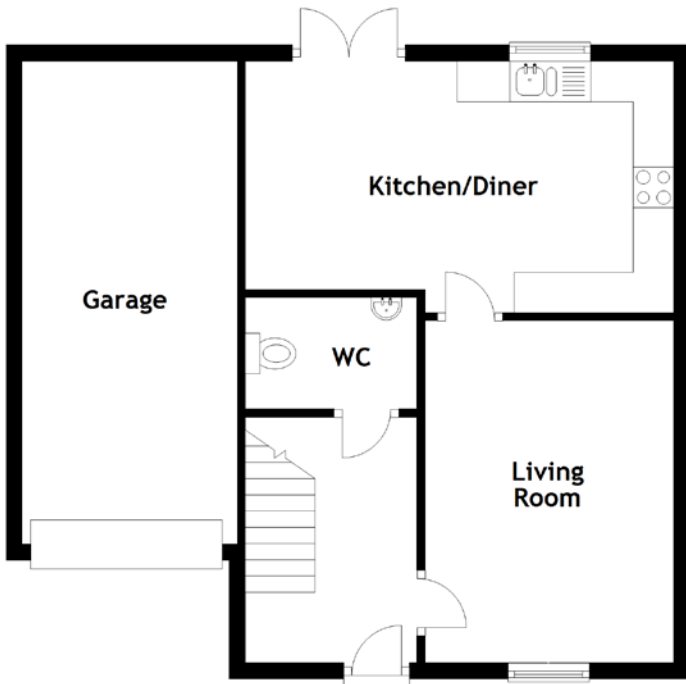
This modern home further benefits from gas central heating, double glazing, a multicar driveway and an integrated garage in addition to an enclosed south-facing rear garden with a patio.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

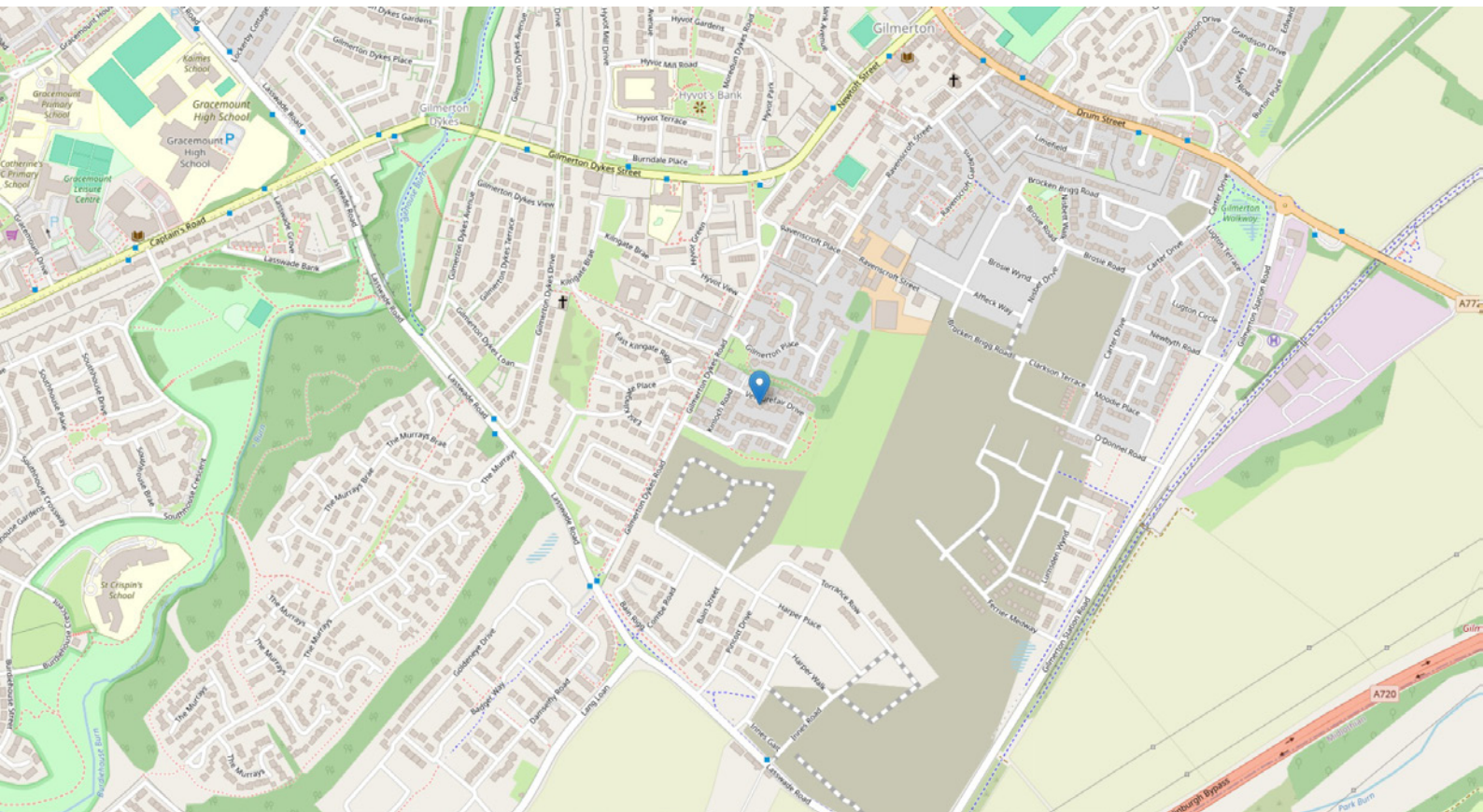


Approximate Dimensions (Taken from the widest point)

Living Room	4.21m (13'10") x 3.06m (10')
Kitchen/Diner	5.28m (17'4") x 3.10m (10'2")
WC	2.08m (6'10") x 1.38m (4'6")
Bedroom 1	3.54m (11'7") x 2.95m (9'8")
En-suite	2.23m (7'4") x 1.51m (4'11")

Bedroom 2	5.18m (17') x 2.61m (8'7")
Bedroom 3	3.10m (10'2") x 2.95m (9'8")
Bathroom	2.26m (7'5") x 1.95m (6'5")
Garage	5.95m (19'6") x 2.65m (8'8")

Gross internal floor area (m<sup>2</sup>): 91m<sup>2</sup>  
EPC Rating: C





# THE LOCATION

The property for sale is located in the area of Gilmerton, a popular residential area lying to the south of the city centre. The area is well served by an excellent range of local amenities including local shopping, transport, educational and recreational facilities.







The area is also well served by a variety of primary and secondary schools, including Liberton and Gracemount High Schools, which can be accessed by foot, car or public transport.

Recreational facilities include many delightful walks, a number of good golf courses and a dry ski slope located at the nearby area of Fairmilehead.

The city bypass, which is a few minute's drive from the property, provides excellent commuting links both east and west. There is an excellent bus service minutes' walk from the property providing quick and easy access to the city centre and surrounding areas.



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