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SOLICITORS & ESTATE AGENTS



13 Wolrige Road
Edinburgh, EH16 6HX

Entrance vestibule
Hall
Sitting room
Family room/office, Breakfasting kitchen/dining room
W.C. Cloakroom
Upper hall
Principal bedroom with en-suite shower room
Three further bedrooms and Family bathroom
Garage
Established garden
Gas central heating
Double glazing
EPC: B
Council tax band: G
Offers Over £490,000

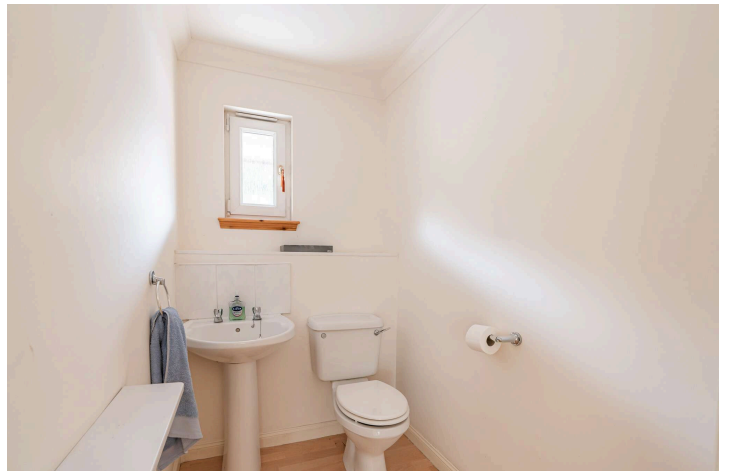
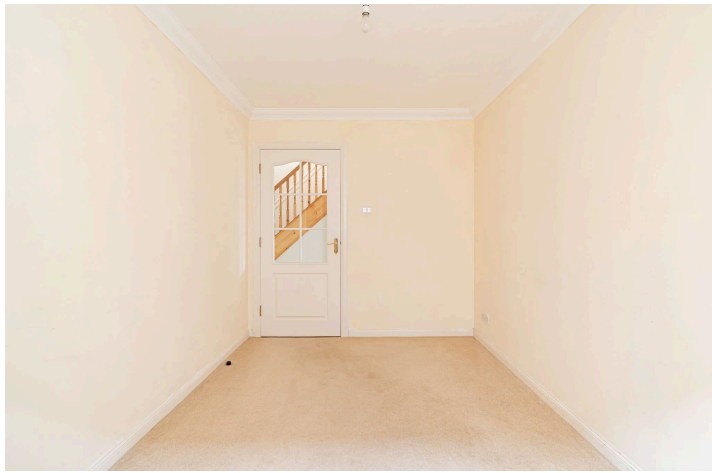
The subject of sale forms a substantial modern four bedroom semi-detached villa quietly located in a leafy enclave on Wolrige Road, in the much sought after Liberton area of Edinburgh. This individually designed property affords spacious and well-proportioned family style accommodation, built to a high standard and well finished throughout. The property is approached by a shared driveway which gives access to the garage and front entrance of the house. The property is set amidst a well-stocked established garden, which have a delightful cottage style appearance with well stocked borders, a good sized lawn and patio area. The garden shed is to be included in the sale. This delightful home has all the benefits of modern living and benefits from having full gas fired central heating and double glazing which ensures a comfortable and ambient living environment.

The spacious and adaptable accommodation comprises: Entrance vestibule. Hall with spacious cloakroom/w.c. and deep under stair cupboard. Spacious sitting room with bay window to front. Good sized family room or formal dining room/office with window to side. Large breakfasting kitchen with base and wall mounted units. Gas hob, cooker hood, electric oven, integrated fridge and freezer, dishwasher and automatic washing machine (no warranties are being given with the appliances), opening on to large dining area with French doors leading to garden with patio area. Upper hall with deep storage cupboard and hatch leading to loft space. Principal bedroom with windows to the front, tastefully fitted with wardrobes providing excellent storage solutions, two bedside tables and chest of drawers. En-suite shower room. Bedroom two with fitted wardrobes with matching bedside tables and chest of drawers. Window to rear and Juliet balcony overlooking leafy rear garden. Bedroom three with window to front. Bedroom four with window to rear. Family bathroom with three piece suite with separate shower in unit. W.C. and wash hand basin set in vanity unit. Garage located to the front of the property with up and over door. Private garden to rear with pathway providing access to the side.

Liberton is situated to the south of Edinburgh's city centre and is well placed for a number of good local amenities which include a grocers and everyday convenience store. Cameron Toll Shopping Centre is also nearby and has a wider selection of larger retail stores including a Sainsbury's Supermarket. Straiton Retail Park to the south of the city is within easy reach by car offering a further selection of high street retailers including a Marks and Spencers Food. Edinburgh University King's Buildings and the Royal infirmary are close-by and regular public transport operates to and from the city centre and to surrounding areas. The Braid and Blackford hills are within close proximity offering many pleasant walks and recreational pursuits. Good schools are within the local catchment area at primary and secondary levels and some of Edinburgh's private schools are also nearby including George Heriots and George Watsons College.

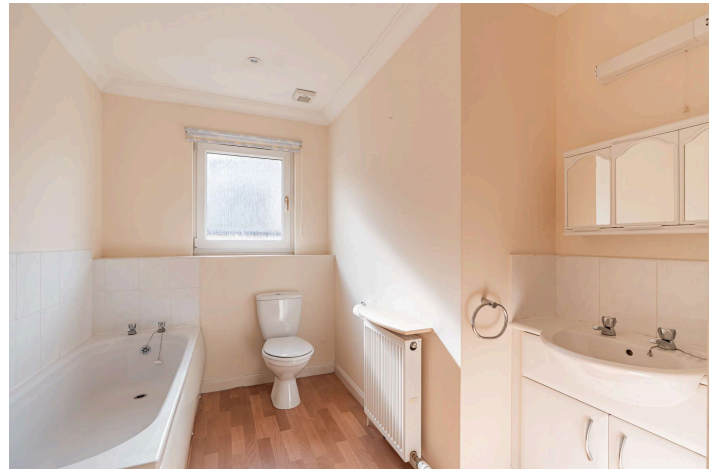










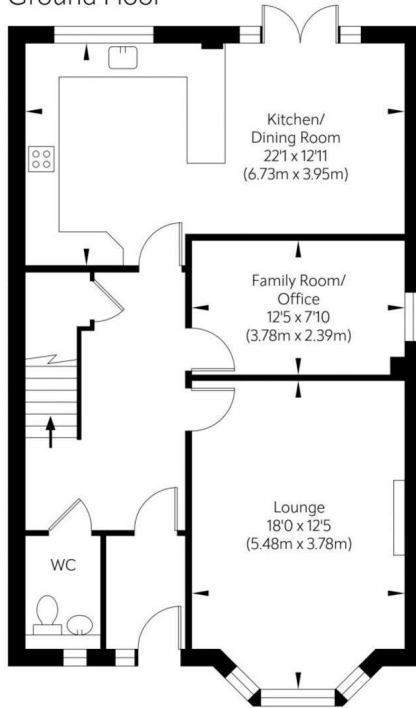




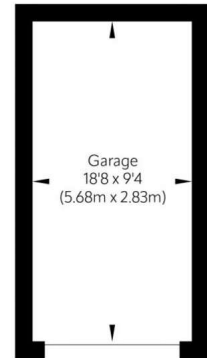
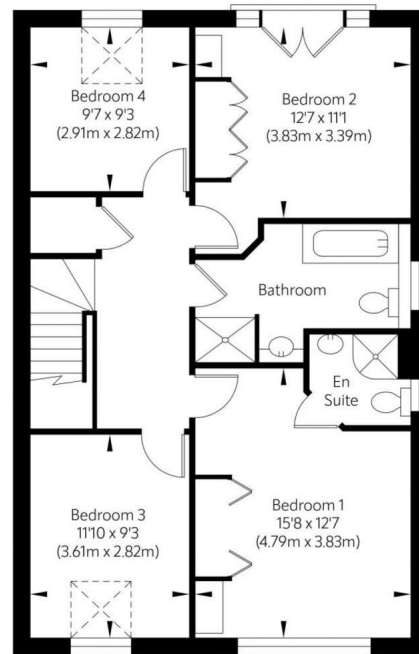


Approx. Gross Internal Floor Area 147 Sq M / 1583 Sq Ft.

Ground Floor



First 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 these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit
www.satsolicitors.co.uk



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