



7 Edgelaw Rigg  
LIBERTON | EDINBURGH | EH16 6FS

  
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Warners are thrilled to present this bright and spacious detached family home, located in a modern residential development within the highly sought-after Liberton area of Edinburgh. The property enjoys a prime position, offering easy access to a variety of local amenities, schools, and excellent transport links into the city centre, making it ideal for families looking for both convenience and a peaceful setting.

This stunning home boasts a generously sized and fully enclosed rear garden, perfect for outdoor activities, entertaining, or simply relaxing. The garden can be accessed through elegant double doors that open from both the kitchen and dining rooms, leading directly onto a patio area, ideal for al fresco dining.

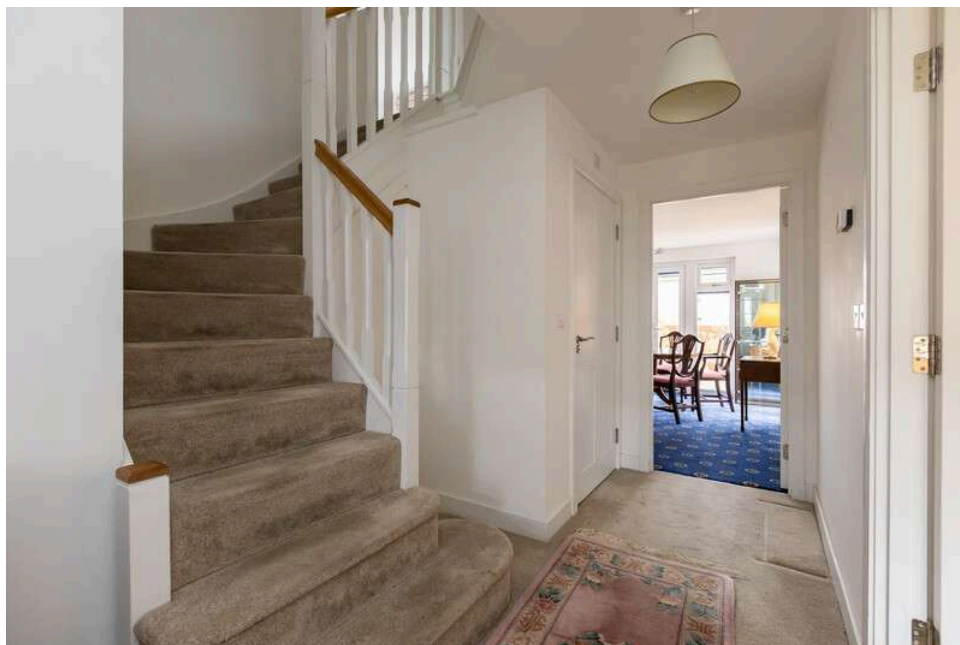
Inside, the property features an open-plan kitchen and living area, creating a warm and welcoming space for family life and social gatherings. The kitchen is well-equipped with modern appliances and provides plenty of worktop and storage space. In addition, there is a separate utility room, which is conveniently connected to the integrated two-car garage, allowing direct access to the garage from within the house.



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Upstairs, the home offers four generously proportioned double bedrooms, each complete with ample built-in storage solutions. The master bedroom stands out with its own luxurious en-suite bathroom, featuring a separate shower unit for added comfort and privacy.

This well-maintained and thoughtfully designed property is perfect for growing families seeking space, comfort, and modern living in a vibrant community setting.

EPC rating B, Council tax band G

Extras included in this sale are the fitted fridge/freezer from the kitchen and free standing fridge/freezer in the garage. Oven, light fittings, curtains and blinds are also included in this sale. Some other items of furniture may also be available.

Factors are covered by Trinity Factors and cover, common grounds within the estate. This costs approximately £242 annually.

- Prime Liberton location with easy access to amenities.
- Open-plan kitchen/living area ideal for family living.
- Fully enclosed rear garden with patio access.
- Four double bedrooms with built-in storage.
- Master bedroom with en-suite and separate shower.
- Integrated two-car garage with internal access.



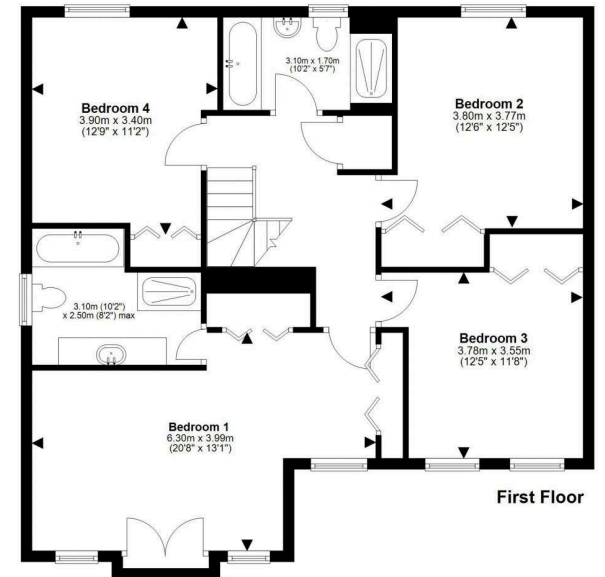
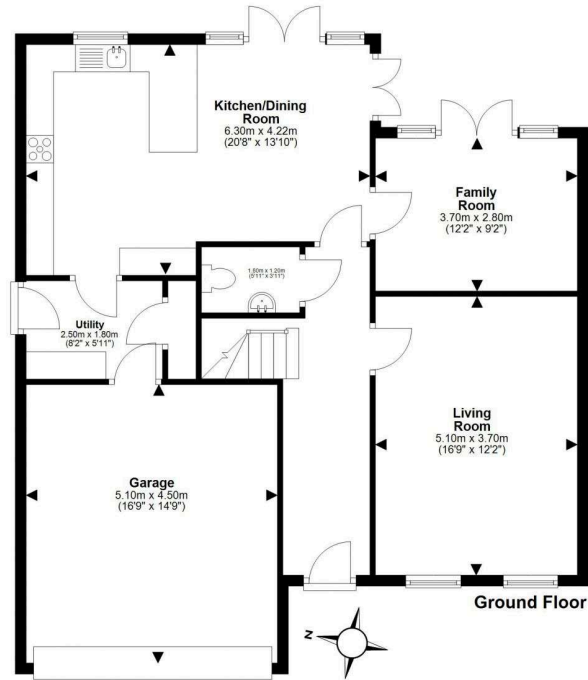


Liberton is a sought after suburb in the south approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre including Sainsburys and a gym. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer within easy reach. Schooling is well represented from nursery to senior level and the property is also ideally positioned for those connected to the Royal Infirmary. Regular bus services operate to and from the city centre and to the surrounding areas with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.









For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.

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