

10 Edgelaw Rigg

LIBERTON, EDINBURGH, EH16 6FS



A beautifully finished four-bedroom family home in a quiet, sought-after Liberton setting



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McEwan Fraser is delighted to introduce this beautifully presented four-bedroom family home set within a quiet and highly sought-after pocket of Liberton. Offering an exceptional blend of space, style and versatility, the property features a bright and welcoming living room, a contemporary dining kitchen ideal for both everyday living and entertaining, and a partially converted garage that now provides a superb home office, perfectly suited to modern working patterns. Finished to an excellent standard throughout and complemented by a delightful south-west facing rear garden that enjoys sunshine well into the afternoon and evening, this is a home that will appeal strongly to discerning buyers seeking quality, comfort and flexibility.

THE LIVING ROOM



Upon entering the property, you find a bright and welcoming hallway that has an elegant feel and gives the first indication of the quality on offer throughout the property. The hallway has bespoke storage under the stairs and a cloakroom with a WC. The accommodation is focused towards a generous and naturally bright living room. The living room has ample space for a large suite and supporting furniture. The proportions on offer give plenty of flexibility for a new owner to create their ideal living and entertaining space.

THE KITCHEN/DINER



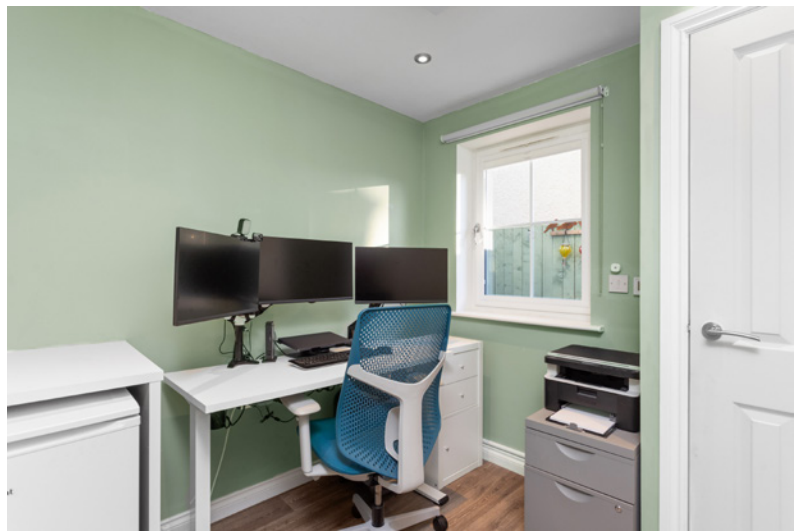
The generous kitchen overlooks the rear garden and has French doors opening to a rear deck and a landscaped garden. The kitchen enjoys a range of base and wall-mounted units that include integrated appliances and provide plenty of prep and storage space for the aspiring chef.



THE UTILITY & OFFICE



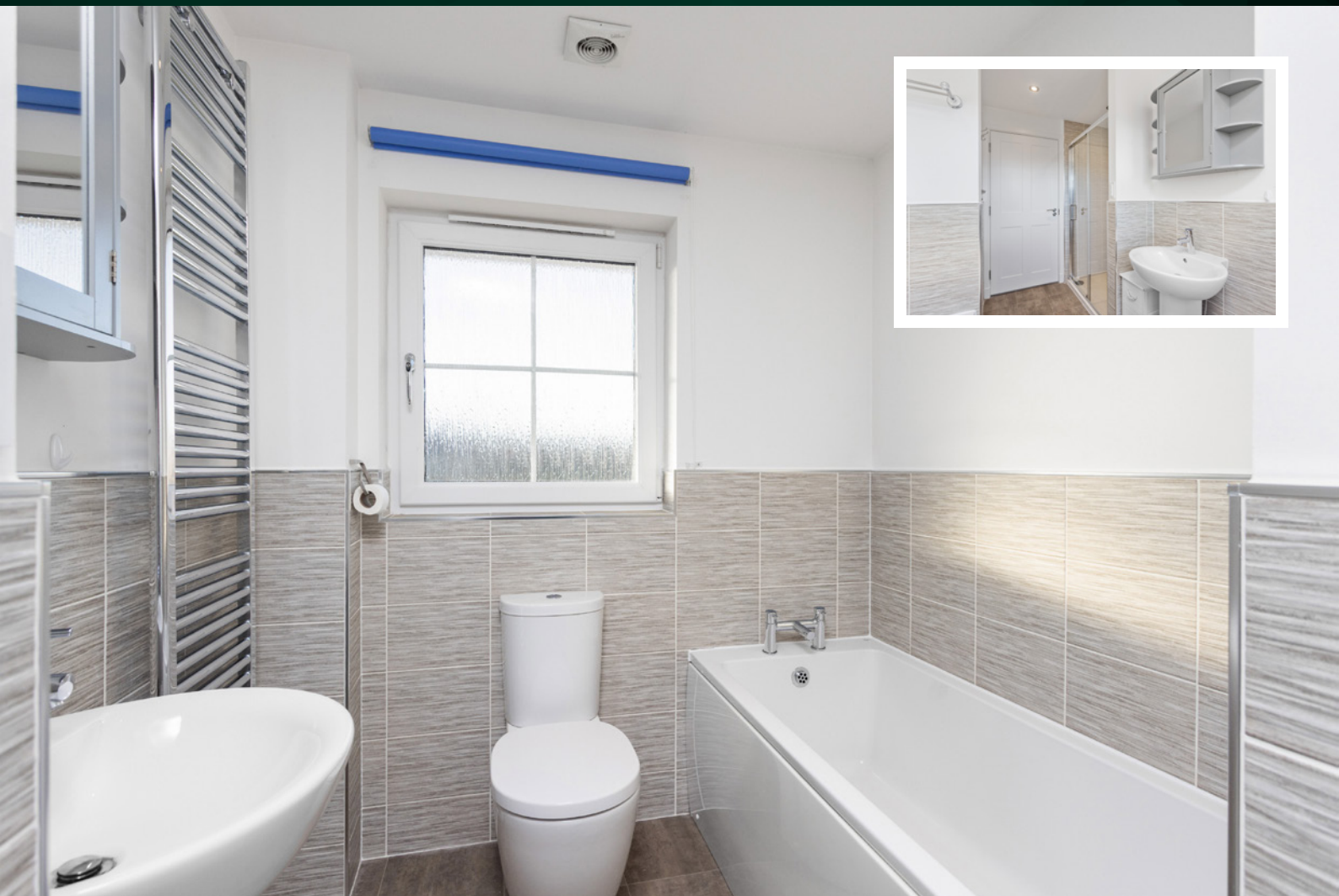
Further storage and laundry facilities are in an attached utility room. The utility room also gives access to a dedicated home office, which has been created by converting the rear portion of the garage.





Climbing the stairs, the first-floor landing gives access to all four bedrooms, the family bathroom, and a large loft for additional storage. Bedroom one is a beautiful double bedroom with integrated wardrobes, an en-suite shower room, and plenty of space for additional freestanding bedroom furniture. Bedrooms two, three, and four are all practical double bedrooms. Internal accommodation is completed by a stylish family bathroom which boasts contemporary tiling, a three-piece white suite, and a separate mains shower.

THE BATHROOM



BEDROOM 1



a beautiful double bedroom with integrated wardrobes, an en-suite shower room, and plenty of space



BEDROOM 2



BEDROOM 3



BEDROOM 4



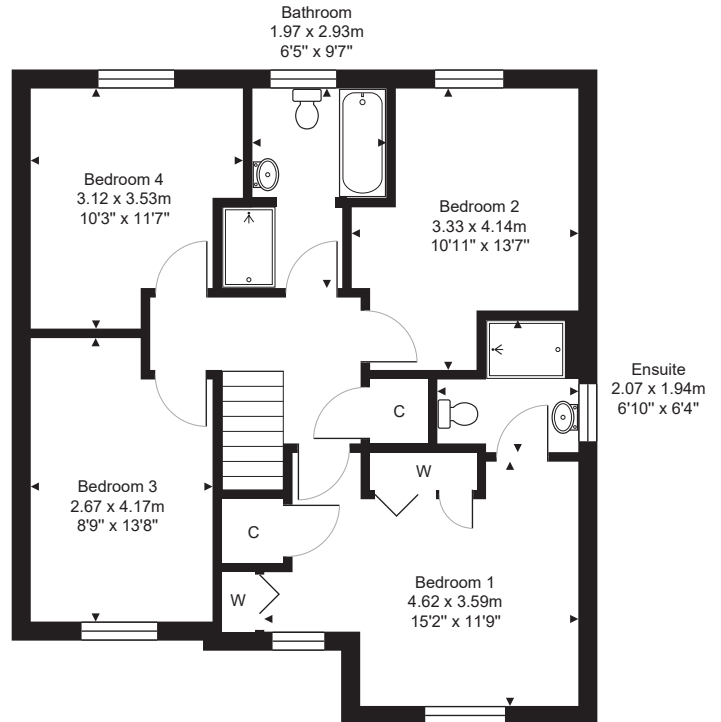
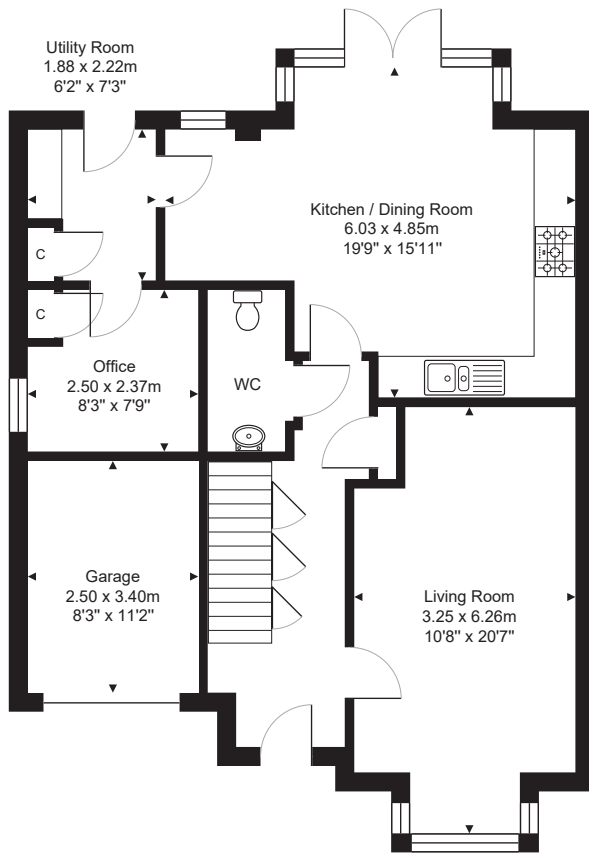
Externally, the property has a driveway leading to the original garage door, which has been retained. The remainder of the garage offers plenty of storage space, an absolute essential for family life these days. The front garden is laid to lawn in keeping with neighbouring properties, and the rear garden has been extensively landscaped with a large sunny deck for entertaining and an established lawn.

The property forms part of a sought-after modern development built by David Wilson Homes. This is a factored and well-maintained development that offers an ideal environment for young families. The property will enjoy the remainder of its NHBC structural warranty, offering a new owner that extra peace of mind.

EXTERNALS

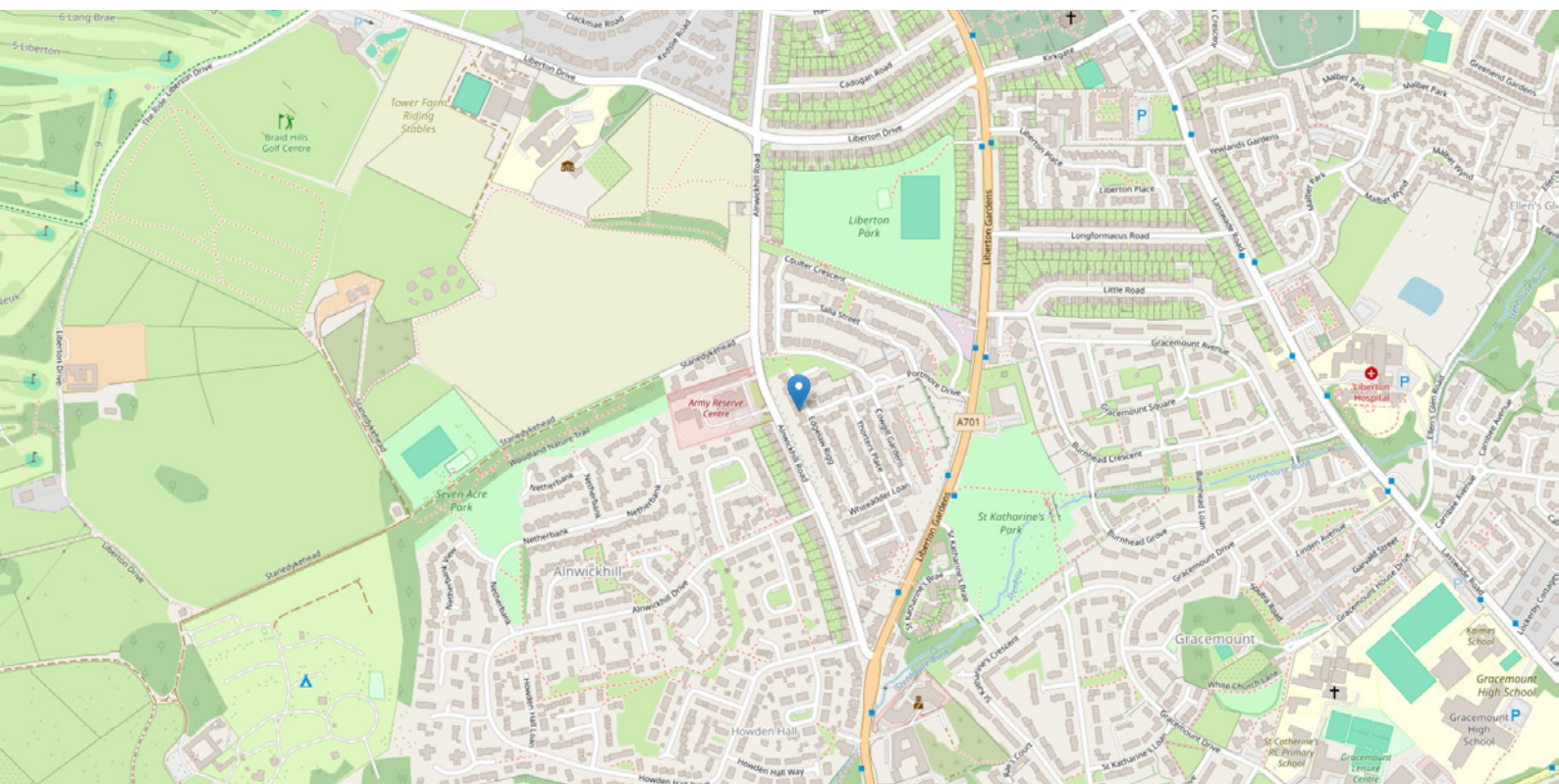


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 127m² | EPC Rating: C



THE LOCATION

Edgelaw Rigg enjoys a quiet, residential setting within the ever-popular Liberton district of south Edinburgh, an area particularly well suited to working families seeking space, connectivity and a strong sense of community. The location is exceptionally convenient for commuting. Regular bus services run from nearby main routes, providing fast and direct links to Edinburgh city centre, the Royal Infirmary, Edinburgh University and the BioQuarter, making it ideal for professionals working across the city. For those who drive, quick access is available to the City Bypass, connecting seamlessly to the A1, A7, M8 and beyond, as well as Edinburgh Airport and the wider central belt.



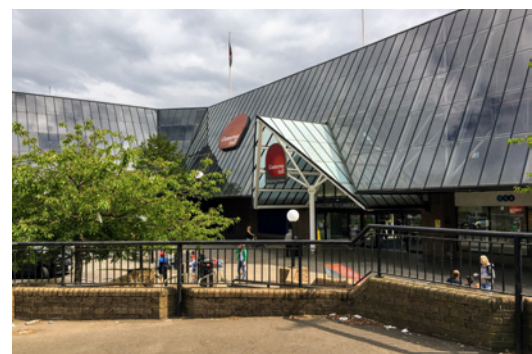


Liberton offers a wide range of everyday amenities close at hand. Cameron Toll Shopping Centre, Straiton Retail Park and the Newington area provide an excellent choice of supermarkets, retail outlets, cafés and restaurants, while local shops and services are conveniently located within walking distance. The nearby Royal Infirmary and medical facilities also add to the area's appeal for families.

Recreational opportunities are plentiful. The property is well placed for access to Liberton Golf Club, Gracemount Leisure Centre and a number of local sports clubs. Families will enjoy the abundance of green space, including nearby parks and walking routes, while Holyrood Park and the Pentland Hills Regional Park are just a short drive away, offering outstanding opportunities for walking, cycling and outdoor pursuits.

Schooling is a particular highlight of the area. The property falls within the catchment for well-regarded local primary and secondary schools, which are easily accessible. In addition, a number of respected independent schools and nurseries are within convenient reach, making the area especially attractive to families at all stages.

Overall, Edgelaw Rigg offers an ideal blend of peaceful suburban living with excellent transport links, strong schooling options and a wealth of amenities and recreational facilities, making it a highly desirable location for modern family life in Edinburgh.



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