



 **COULTERS**

36 Edgelaw Rigg, Liberton, EH16 6FS  
Offers Over £395,000



## 36 Edgelaw Rigg, Liberton, EH16 6FS

A beautifully presented four bedroom detached family house peacefully located in the desirable Liberton area of Edinburgh. This property also benefits from a large private garden, driveway and garage.

- Living room
- Kitchen/dining room
- Utility
- Four double bedrooms
- Family bathroom
- WC
- Private garden
- Driveway and garage
- EPC rating C

### ITEMS TO BE INCLUDED

Fridge/freezer, dishwasher, flooring and blinds.

### VIEWING

By appointment with Coulters.

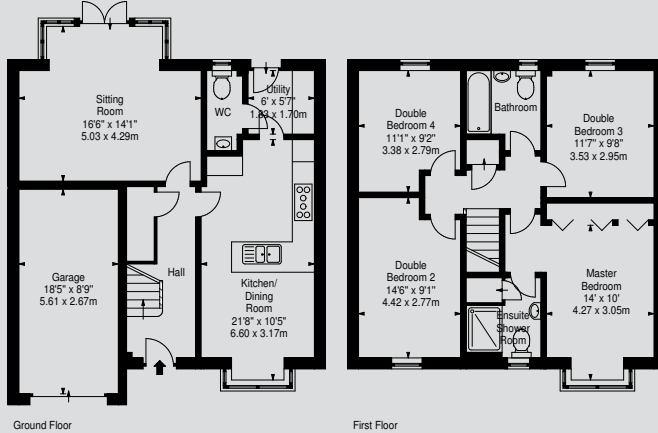




Edgelaw Rigg,  
Edinburgh, EH16 6FS



Approx. Gross Internal Area  
1484 Sq Ft - 137.86 Sq M  
(Including Garage)  
For identification only. Not to scale.  
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#### TERMS & CONDITIONS

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.