



Watermans

# 2 Wolrige Road

Liberton, Edinburgh, EH16 6HX





# Welcome

from the Watermans Team, to the property at:

## 2 Wolrige Road

Liberton, Edinburgh, EH16 6HX

Boasting five bedrooms, multiple living areas, two bathrooms, and a third WC, this extended detached villa has been upgraded to an exceptional standard, creating a luxurious and eco-efficient family home. Situated in desirable Liberton, just three miles from the heart of Edinburgh, it benefits from a scenic nature reserve on the doorstep and captivating views towards Edinburgh Castle from the secluded principal suite. Manicured, low-maintenance gardens – secure and south-facing at the rear – together with private parking, complete this highly appealing property.

*We hope you love this property as much as we do.*



Watermans

# A spacious upgraded detached villa



## Summary of the accommodation

### General Features

Desirable city location close to the Hermitage of Braid and Blackford Hill Local Nature Reserve  
Spacious upgraded detached villa  
Luxurious and versatile family home  
Neutral décor and quality Karndean flooring  
Excellent eco credentials and stunning city views

### Accommodation Features

Bright vestibule and airy reception hall, both with storage  
Elegant bay-fronted living room  
Sunny family room with wet underfloor heating, open to:  
Southwest-facing dining/breakfast kitchen with garden access and wet underfloor heating  
Secluded principal suite with Edinburgh Castle views, storage, and a four-piece bathroom with electric underfloor heating and Bluetooth speakers  
Four further double bedrooms (three with storage) - study option  
Four-piece family bathroom with wet underfloor heating  
Utility room with WC (off the kitchen)  
Full electrical rewire with a new board and a new gas meter  
Upgraded incoming electrical, gas, and water supplies  
New remote/phone-controlled heating system - ATAG boiler - 12-year warranty  
Full double glazing  
Full upgrade of original floor insulation (100mm rigid)  
CCTV and security system throughout – remote/phone-controlled

### Other Features

Lawned front garden  
Secure, south-facing rear garden – with a lawn and secluded dining terrace  
Convenient two-car private parking





# Luxury

five-bedroom  
family home in  
leafy Liberton



2 Wolrige  
Road



The immaculate finish is immediately apparent on arrival. Behind the charming façade are neutrally presented interiors in true move-in condition. This decorative backdrop allows for effortless personalisation and is complemented by quality Karndean flooring throughout. Features such as underfloor heating, upgraded insulation, and a security system enhance the home's superior specification. The property has also undergone a full electrical rewire and benefits from new heating, gas, and water systems. Its generous internal space offers appealing versatility, easily accommodating a family's needs for years to come.





## Light-filled reception rooms for family life and entertaining

**L**eading off the airy reception hall is the spacious bay-fronted living room – a charming dual-aspect sitting area with elegant period-style coving and ceiling rose. To the rear is a second reception room, featuring corner picture windows with built-in seating, uninterrupted garden views, and the benefit of all-day sun. This flexible family room, with cosy underfloor heating and display shelving, is openly adjoined to the kitchen.



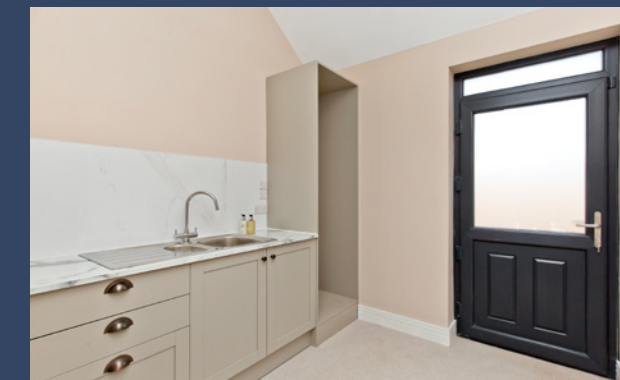




## A sociable dining kitchen

with a seamless  
garden connection

At the heart of the home, the kitchen is flooded with natural light from an electronic roof light, glazed doors to the hall, and wide sliding doors facing southwest, creating a seamless link to the garden. Designed as a true social hub, it features a generous dining area and an island with breakfast seating. Gloss-green units, paired with marbled worktops, integrate a double oven, induction hob, and dishwasher. An American-style fridge-freezer, Quooker Fusion 5-in-1 boiling/filtered tap, and a handy pantry cupboard further enhance the space, while underfloor heating ensures year-round comfort. Accessed from the kitchen and rear garden (which has gated driveway access), there is a practical utility room for laundry appliances, also incorporating a guest WC.







## Private principal suite with a four-piece bathroom

The principal suite (with useful storage) occupies the entire first floor, accessed via an oak-and-glass staircase. It offers a sumptuously carpeted double bedroom with panoramic skyline views towards Edinburgh Castle. The luxury bathroom features dual basin vanity units, a shower enclosure, a deep freestanding bath, and a towel radiator, all framed by chic mottled-green tiling. Built-in Bluetooth speakers and underfloor heating add further indulgence.



Panoramic skyline views towards Edinburgh Castle





## Flexible family accommodation and a four-piece family bathroom

The remaining, plushly carpeted double bedrooms are arranged across the ground floor, offering flexibility for family living, guests, or a home office. Three rooms benefit from built-in wardrobes.

In addition to the principal en-suite, a second, equally luxurious bathroom on the ground floor comprises a shower enclosure, slipper bath, WC-suite, toiletries storage, towel radiator, and underfloor heating. A third WC, off the utility room, provides added convenience.







## Sunny secluded garden & private parking

Completing the home are immaculate lawns to the front and rear, plus a gravelled driveway providing space for two cars. The secure, south-facing back garden offers exceptional privacy and a suntrap dining terrace.







## Property Name

2 Wolrige Road

## Location

Liberton, Edinburgh, EH16 6HX

Approximate total area:

241.0 sq. metres (2594.2 sq. feet)

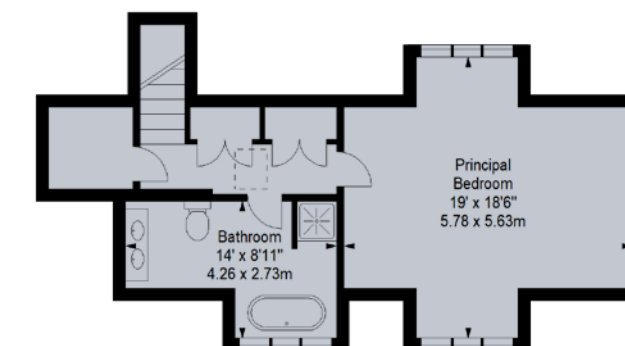
Ground Floor



First Floor



The floorplan is for illustrative purposes. All sizes are approximate.







# Liberton, Edinburgh

A village atmosphere that makes it hard to believe that you are just 3 miles from the heart of Edinburgh

The suburb of Liberton offers the kind of village atmosphere that makes it hard to believe that you are just 3 miles from the heart of Edinburgh.

The area is mainly residential with a high concentration of tranquil green spaces on your doorstep. With a range of shops close by, including Cameron Toll Shopping Centre, housing major supermarkets and high-street retail outlets, and more traditional everyday amenities in the older parts of Liberton itself, there is no need to travel to the centre for shopping. Regular day and night bus services ensure fast and convenient travel links to the city centre and beyond.

Liberton offers reputable state schools at primary and secondary level and is ideally located for Edinburgh University's Kings Buildings and Napier University. Liberton offers great outdoor pursuits, from a relaxing stroll along the Burdiehouse Burn, football or picnic in Liberton Public Park, pony trekking in nearby Braid Hills or a round of golf at Liberton Golf Club, which enjoys panoramic views of the city.







## Price & Viewings

Please refer to our website [www.watermans.co.uk](http://www.watermans.co.uk)  
or call us on 0131 555 7055

### Edinburgh

5-10 Dock Place, Leith, EH6 6LU  
0131 555 7055

### Glasgow

193 Bath Street, Glasgow, G2 4HU  
0141 430 7055

[property@watermans.co.uk](mailto:property@watermans.co.uk)  
[www.watermans.co.uk](http://www.watermans.co.uk)

