



SIMPSON & MARWICK

23 Esslemont Road

Newington, EH16 5PX

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0131 581 5700



Stunning, immaculately presented 4 bedroom main door property with sunny garden and parking

- Exquisite sitting room with open fire
- Large, modern kitchen/dining room
- Large central hall with wooden floor
- Master bedroom with ensuite shower room
- Double bedroom with dressing room and ensuite
- 2 further double bedrooms
- Contemporary bathroom
- Cinema room with utility and WC
- Landscaped front and rear gardens
- Driveway parking for 2 cars

Description

23 Esslemont Road is a stunning 4 bedroom main door flat forming part of a handsome detached Victorian villa. Situated in the highly desirable area of Newington, the property has an enclosed front garden, driveway parking for 2 cars and a south facing rear garden.

The current owners have undertaken an extensive programme of upgrading works and have also rebuilt the extension creating a fantastic bedroom suite with dressing room, ensuite shower room and mezzanine double bedroom with full-height south facing glazing. In addition, a cinema room, utility room and WC have been created on the lower ground floor and there is extensive cellar storage.

The immaculately presented property combines exquisite period features, such as the ceiling plaster work in the sitting room, with high quality, contemporary fixtures and elegant décor.

Fixtures and Fittings

All blinds and curtain rails, most light fittings and the Range, extractor hood and dishwasher in the kitchen are included in the sale price. The fridge/freezer, master bedroom wall lights, most curtains and the fireplace fender and mirror are available by separate negotiation.



The central lights in the sitting room, hall and master bedroom are excluded as are the washer and dryer in the utility room, the curtains in the sitting room and the hall mirror.

Location

Newington is a highly sought after residential area situated to the south of the city centre, served by excellent local amenities including a wide range of everyday and specialist shops, bars, restaurants and cafes. Leisure and recreational amenities are plentiful with the Royal Commonwealth Pool and the green open spaces of The Meadows, Arthur's Seat, Hermitage of Braid and Blackford Hill all located nearby. The area is also well suited for access to the Royal Infirmary of Edinburgh and the Edinburgh University campuses.

Within easy reach is Cameron Toll Shopping Centre, as well as a wide variety of shops at Straiton Retail Park. There is good road access to the city bypass with excellent connections to the central motorway network. There are also regular bus services running to and from the city centre.

EPC Rating C

Home Report

The Home Report is available to download from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.



Approx. Gross Internal Area
3508 Sq Ft - 325.89 Sq M
For identification only. Not to scale.
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Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.