



Solicitors & Estate Agents










Fixed Price

**£455,000**

## 23B Esslemont Road

Newington | Edinburgh | EH16 5PX

Neilsons are delighted to present to market this stunning and unique two bedroom semi-detached villa, enjoying an enviable position within Edinburgh's prestigious and sought-after Newington district. Close to the City Centre, fantastic local amenities, transport links and reputable schooling, the property will undoubtedly appeal to families and professionals.

-  2 beds
-  2 public
-  1 bathroom
-  Private garden
-  Driveway
-  EPC Band - D
-  Council Tax Band - E



## Description

Internally, the property is in superb order having recently been renovated throughout while briefly comprising of; inviting entrance hallway with an understairs cupboard housing the boiler (April 2024), bright and spacious lounge with a log burner, modern fully-fitted kitchen with a range of integrated white goods whilst being finished with stylish white units and a marble-effect worktop, separate good sized dining room allowing for optional use, landing with a useful walk-in storage cupboard, two generously proportioned double bedrooms both with ample room for freestanding furniture and different configurations, and a contemporary, partially-tiled shower room with a double cubicle, rainfall shower and heated towel rail.

Further benefits include gas central heating and double glazing throughout.



## Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge and freezer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

The property boasts a gorgeous South-facing rear garden finished with sandstone paving, making for an ideal and low-upkeep space for residents to enjoy during the summer months. For the car owner, there is a driveway providing secure off-street parking.

## Viewing

By appointment through Neilsons 0131 625 2222.







## Location

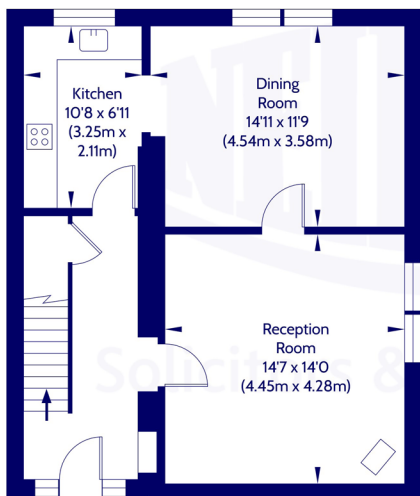
Esslemont Road is located within the enviable Newington district of the city, a short walk from an excellent range of shops, services, restaurants and bistros. Within easy reach is more comprehensive shopping at Cameron Toll Shopping Centre with its Sainsbury's superstore, as well as several other retail shops within a short car drive or bus journey away at Straiton Retail Park and Fort Kinnaird Retail Park. There is good primary and secondary schooling in the area and the property is well positioned for access to Edinburgh University (Kings Buildings and George Square), Queens Hall and National Library with recreational facilities on hand including Royal Commonwealth Pool, the Festival Theatre and the vast open greenery of the Meadows and Holyrood Park, as well as Blackford Hill, are within easy walking distance. The Edinburgh Royal Infirmary Hospital is nearby, and a range of bus services provide quick and easy access into the City Centre together with good road access to the city bypass and excellent connections to the main motorway network.





Approx. Gross Internal Floor Area 110.77 Sq M / 1192 Sq Ft.

Ground Floor



First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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