



36 Esslemont Road  
Edinburgh  
EH16 5PY



# 36 Esslemont Road Edinburgh

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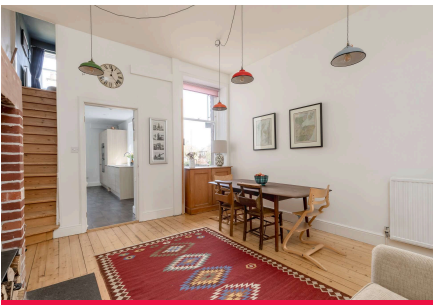
We are delighted to present this spectacular three-bedroom family home located within the highly-desirable Blackford area of south Edinburgh. This substantial property offers over 155sqm of beautifully bright and versatile living space.

This property has ample space for everyday living and relaxation, with a large sitting room with bay windows, and a bright dining area leading into the modern kitchen in the extension to the rear of the building. The ground floor also includes a generously-sized double bedroom, a spare bedroom/sitting room, and an additional box room, which is currently set up as a bedroom with bunk beds. There is also a WC and a family bathroom with shower over bath. On the first floor, above the kitchen, is the final double bedroom.

The garden grounds are truly exceptional, with vast well-kept green private garden space in addition to a communal courtyard area. This would be an ideal home for families seeking both space and comfort within a central Edinburgh location.

## Property Features

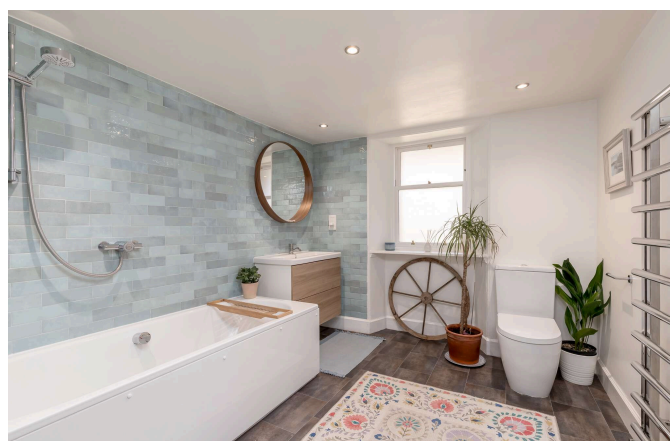
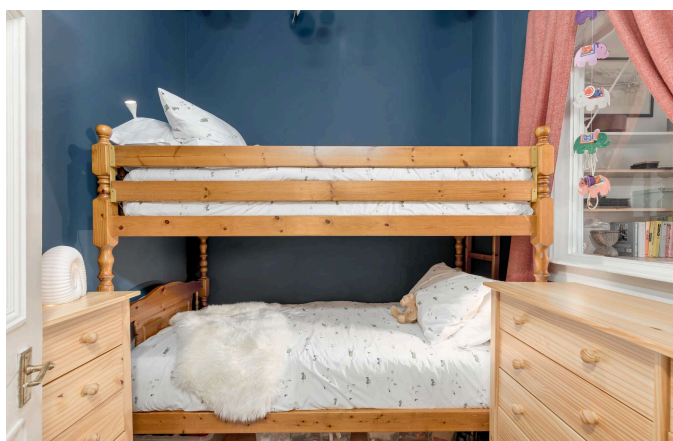
- Superb garden grounds
- Tastefully decorated
- Single car garage
- Spacious floorplan
- Feature log fireplaces
- Gas combi boiler
- Double glazed windows





















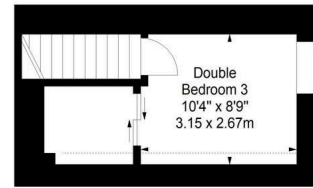




Esslemont Road,  
Edinburgh, EH16 5PY



Approx. Gross Internal Area  
1688 Sq Ft - 156.82 Sq M  
Garage  
Approx. Gross Internal Area  
158 Sq Ft - 14.68 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



First Floor



Ground Floor

Ground Floor

The property is within the catchment areas for Sciennes High School and James Gillespie's High School, both of which are regarded as top Edinburgh schools.

Blackford has an excellent range of local amenities in close proximity and a wide selection of convenience and speciality shops, coffee shops and restaurants in Morningside and Marchmont. The location is particularly convenient for access to the Edinburgh University's King's Buildings and the Royal Infirmary of Edinburgh and Bioquarter. Recreational facilities within easy reach include the open spaces of Blackford Hill and The Hermitage of Braid. The city bypass is a short drive away and provides easy links to the Scottish motorway network and Edinburgh International Airport. There are also excellent bus services which run to and from the city centre.

## Extras

The items included in the sale of the property are the fitted floor coverings, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

**AS Anderson Strathern**

**Find out more**

**0131 270 7777**

**[andersonstrathern.co.uk/residential-property-service/](http://andersonstrathern.co.uk/residential-property-service/)**

## Notes

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 receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. 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 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 Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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