



36a Esslemont Road
Newington, Edinburgh, EH16 5PY



VMH ESTATE AGENTS



Stunning 4 bedroomed double upper in the highly desirable Newington area offering flexible family accommodation.

- Bay windowed sitting room
- Kitchen/breakfast room
- Utility room
- Family/dining room/bedroom 5
- Principal bedroom with en-suite
- 3 further double bedrooms
- Bathroom & shower room
- Single garage & double length driveway
- Landscaped garden
- Gas central heating & double glazing



Property Image 4 - page 2

Offers Over: £820,000

EPC Rating: C

Council Tax: F

Tenure: Freehold

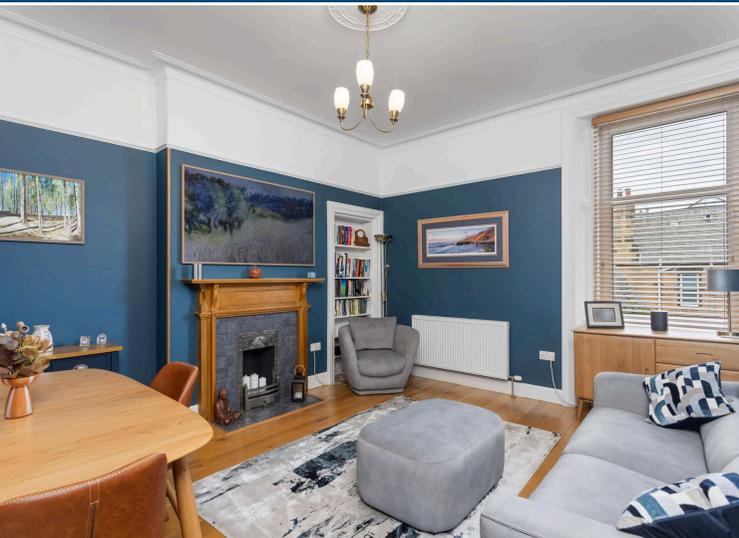
Further information can be found in the home report.

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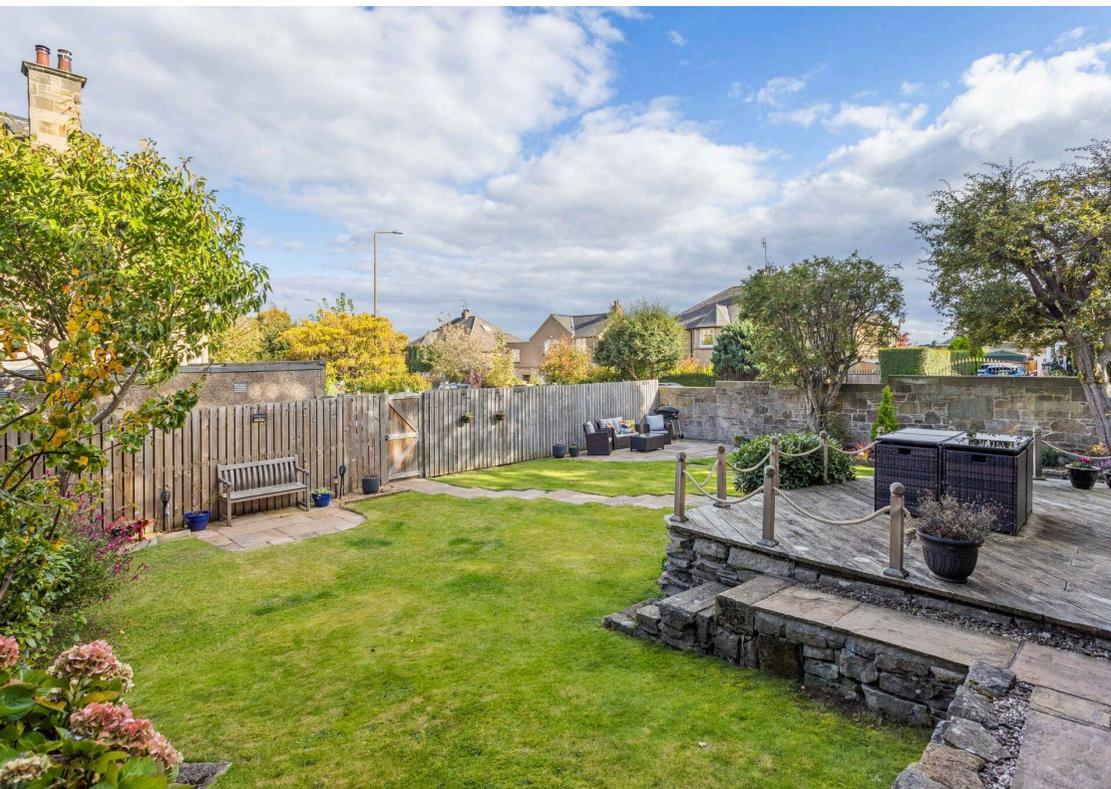
About the Property

Located in the sought after Newington area to the south of the city centre, this spacious 4 bedroom double upper villa offers flexible family accommodation across 2 levels. The property is located within easy reach of local amenities and is in the catchment area for Sciennes Primary School & James Gillespie's High School.

The internal accommodation is finished to a high standard with modern fixtures & fittings in the kitchen/breakfast room, bathroom & shower room. Externally the property benefits from a beautifully landscaped private garden, single car garage and double length driveway.



Property Image 7 - page 2





Location

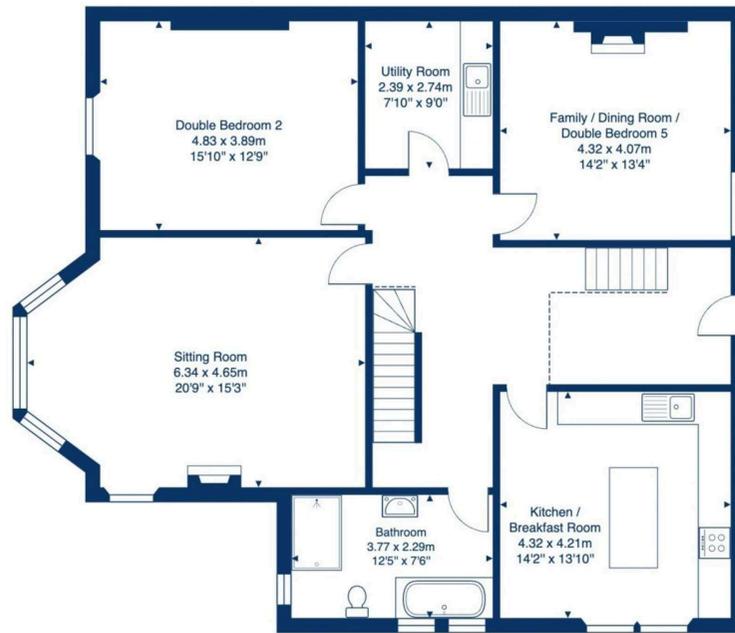
Newington is a highly sought-after residential neighbourhood south of the city, served by excellent local amenities including a wide range of everyday and specialist shops, bars, restaurants and cafes. Within easy reach is Cameron Toll Shopping Centre, as well as Straiton Retail Park and Fort Kinnaird. Leisure and recreational amenities are plentiful with the Royal Commonwealth Pool and the green open spaces of The Meadows, Arthur's Seat, Holyrood Park, Prestonfield and Craigmillar golf courses, the Hermitage of Braid and Blackford Hills all located nearby. This area is well suited for access to the Royal Infirmary of Edinburgh and Edinburgh University. There is convenient commuter links to the City Bypass with excellent connections to the central motorway network and regular bus services run to and from the city centre. Excellent schooling is represented in both the state and private sector.

Extras

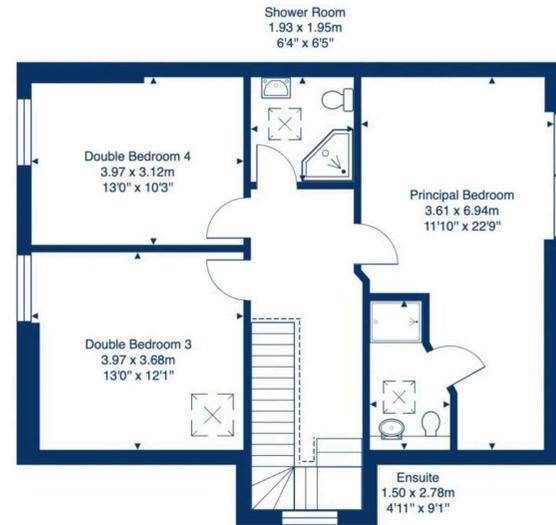
All fitted floor coverings, blinds, light fittings, hob, oven, extractor hood, washing machine, tumble dryer & fridge/freezer are included in the sale price.



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First Floor



Second Floor

Total Area: 196.7 m² ... 2118 ft²

All measurements are approximate and for display purposes only.





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The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.