



4b Esslemont Road,
Newington, Edinburgh, EH16 5PX

CALL US ON 0131 447 4747

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For price and viewing information please visit
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- Private driveway leading to remote-controlled gates with access to the side of the property.
- Entrance vestibule with excellent storage.
- Carpeted staircase with wooden balustrade leading to the reception hall.
- Welcoming reception hall with excellent storage and original wood panelling.
- Cloakroom/WC.
- Attractive and generously proportioned living room featuring a bay window and feature fireplace.
- Spacious dining kitchen with a range of appliances.
- Large utility room with extensive storage cupboards.
- Formal dining room, which could alternatively be utilised as an additional bedroom.
- Master bedroom with bay window, fitted wardrobes and an en suite shower room.
- Upper landing with feature skylight.
- Four further generously proportioned double bedrooms, one with walk in storage.
- Dressing room with fitted wardrobes and built-in chest of drawers.
- Partial views towards Arthur's Seat and the Pentland Hills from the upper level.
- Gas central heating.
- Charming original features, including stunning decorative cornicing and ornate ceilings.
- Further driveway leading to a remote-controlled garage and carport.
- Extensive well-maintained garden at rear.
- External water tap and lighting.
- Burglar alarm.

GENERAL DESCRIPTION

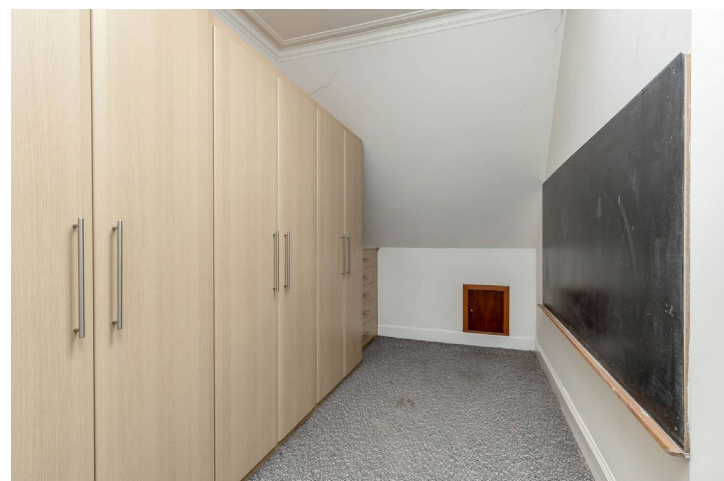
A fabulous double upper villa forming part of a converted (1981) detached Victorian villa in the prestigious Newington district of Edinburgh, within easy reach of the city centre and an excellent range of local amenities. Although the property would benefit from some modernisation and redecoration, it offers flexible and generously proportioned accommodation with excellent potential to create a superb family home. The property is also ideally situated within the catchment area for highly regarded schools.





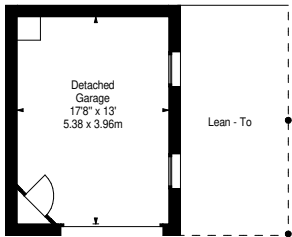
LOCATION

Newington is well served by excellent local amenities with comprehensive facilities found at the nearby Cameron Toll Shopping Centre including a Sainsbury's supermarket. It also offers a wide range of restaurants, cafes and shops and is situated within easy reach of the Edinburgh Festival Theatre and many of the cultural attractions in the city's historic Old Town. The area offers plenty of sport, leisure and recreational activities such as The Royal Commonwealth Pool & Leisure Club, Waverley Lawn Tennis, Squash & Sports Club and there are several golf courses nearby. There are many leafy parks and walking trails nearby including Blackford Hill Nature Reserve, The Hermitage of Braid and Holyrood Park. The property lies within the catchment area for Sciennes Primary School and James Gillespie's High School with private schooling options including George Heriot's School and George Watson's College within proximity. It is also situated close to the King's Buildings on the Edinburgh University campus, The Royal Infirmary and the city's BioTech Quarter. Newington is well served by excellent public transport links with bus routes that run into the city centre. Lying two miles south of the city centre, it is within easy reach of Edinburgh's financial, business and shopping districts. It is well placed for the City Bypass allowing easy access to Edinburgh Airport and connections to all the main routes across Scotland with the M8 to Glasgow, the M90 motorway to the north and the A1 and A68 to East Lothian & The Borders respectively.



EXTRAS: THE PROPERTY IS TO BE SOLD AS SEEN. NO WARRANTIES OR GUARANTEES WILL BE PROVIDED IN RESPECT OF THE WHITE GOODS, WHICH INCLUDE THE FREESTANDING COOKER, COOKER HOOD, FRIDGE/FREEZER, DISHWASHER AND AUTOMATIC WASHING MACHINE LOCATED WITHIN THE UTILITY ROOM. THE GRANDFATHER CLOCK SITUATED ON THE ENTRANCE STAIRCASE AND THE SUMMER HOUSE ARE INCLUDED IN THE SALE. NO WARRANTIES OR GUARANTEES WILL BE GIVEN FOR THE ELECTRICAL INSTALLATIONS, INCLUDING THE GARAGE DOOR, ELECTRIC GATES, BURGLAR ALARM OR THE HEATING SYSTEM

COUNCIL TAX BAND	G.
TRAIN STATION	APPROXIMATELY 2 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT BUSES	APPROXIMATELY 13 MILES TO EDINBURGH AIRPORT. WITHIN 100 METRES.

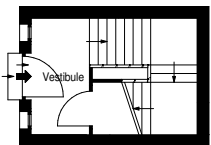


Ground Floor

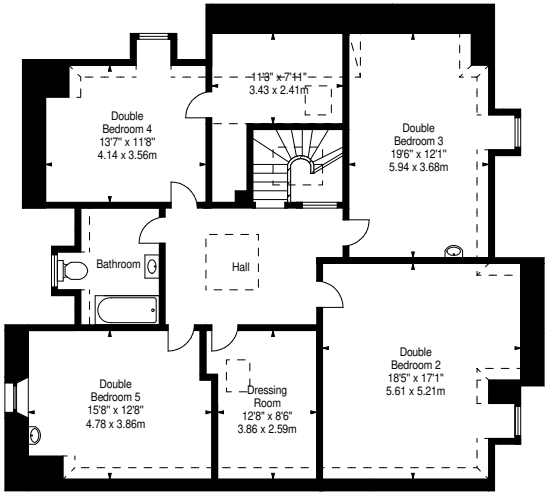
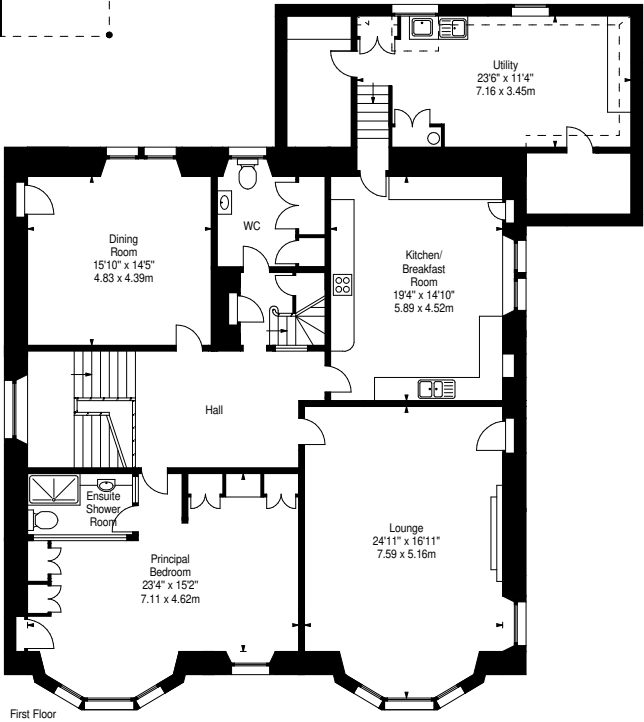
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Approx. Gross Internal Area
3798 Sq Ft - 352.83 Sq M
Detached Garage
Approx. Gross Internal Area
231 Sq Ft - 21.46 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor Entrance



ENERGY PERFORMANCE
CERTIFICATE RATING D

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T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.