



23b Esslemont Road, Edinburgh, EH16 5PX

Beautifully Presented & Spacious, Three Bedroom, Semi-Detached Home with Gardens & Driveway

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Property Description

Beautifully presented and spacious, this exceptional three-bedroom semi-detached home, adjoining an impressive Victorian townhouse, benefits from a private driveway and well-maintained gardens. Set within the highly sought-after Newington area, south of Edinburgh's city centre, the property enjoys a desirable address along with a triple-aspect and southerly-facing natural light. Comprises an entrance hallway, living room, dining/kitchen, two double bedrooms, a flexible third bedroom or home office, and a shower room.

With light tasteful decor throughout, and updated with a stylish kitchen and bathroom, and continuous flooring on both levels. Further highlights include a wood-burning stove for the lounge, gas central heating, double glazing and good storage. Set back from the main road, there is a multi-vehicle driveway, whilst a south-facing rear garden is enclosed with hedging and includes a store shed.

A welcoming entrance hall provides access to much of the ground floor and includes a useful understair storage cupboard, with stairs leading to the upper level. Positioned to the front, the stylish living room enjoys a side aspect, tasteful neutral decor, wood-effect flooring flowing seamlessly from the hall, and a charming wood-burning stove creating a warm focal point.

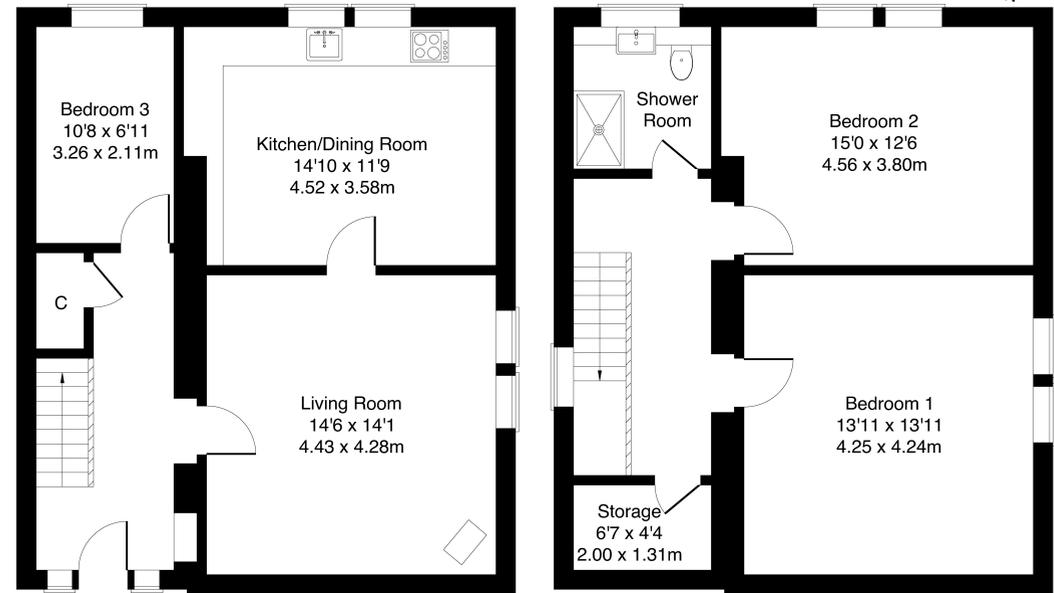
From the lounge, the generously proportioned dining kitchen benefits from a bright southerly aspect, bathing the space in natural light. Newly fitted modern units are complemented by wood-effect worktops and matching splashbacks, along with a sink and drainer. Integrated appliances include a double oven, gas hob, and fridge/freezer, as well as a freestanding washing machine — perfectly suited for both everyday living and entertaining. Completing the ground floor, bedroom three offers excellent versatility, ideal as a comfortable guest bedroom, nursery, or dedicated home office.

On the first floor, there is a large storage cupboard and two exceptionally spacious double bedrooms featuring continuous, attractive wood-effect flooring and ample space for freestanding furnishings. A contemporary shower room completes the accommodation, featuring a stylish rainfall shower with panelled splash walls, complemented by tiled flooring and walls for a sleek finish.



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Approximate Gross Internal Area: (1281 sq ft - 119 sq m.)



Ground Floor

First Floor

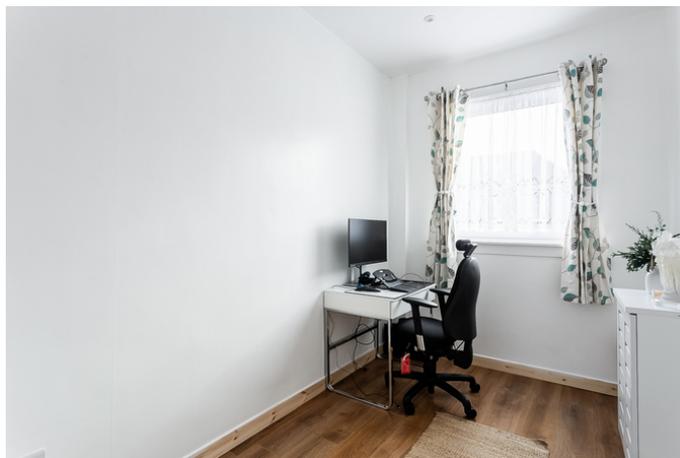
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Newington lies roughly two miles south of the city centre and offers a variety of local amenities for everyday needs, including specialist shops and a lively mix of bars, restaurants, and cafés. The popular Cameron Toll Shopping Centre provides a range of high-street shops and a Sainsbury's superstore. Princes Street and George Street, with all the major city shopping, are within easy walking distance, as are central travel hubs such as Waverley Railway Station

and St Andrew's Square for onward connections. The area is conveniently located for Edinburgh University, the Royal Infirmary, and the Scottish Parliament. Leisure opportunities and open green spaces include Holyrood Park and Arthur's Seat, Blackford Hill, The Meadows, and the Royal Commonwealth Pool, a former Commonwealth Games venue. Well-regarded schools cater for all levels, and frequent public transport links provide easy access across the city.





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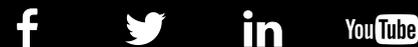
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