

Thorntons
The right way to move



17 Esslemont Road, Newington, Edinburgh, EH16 5PX

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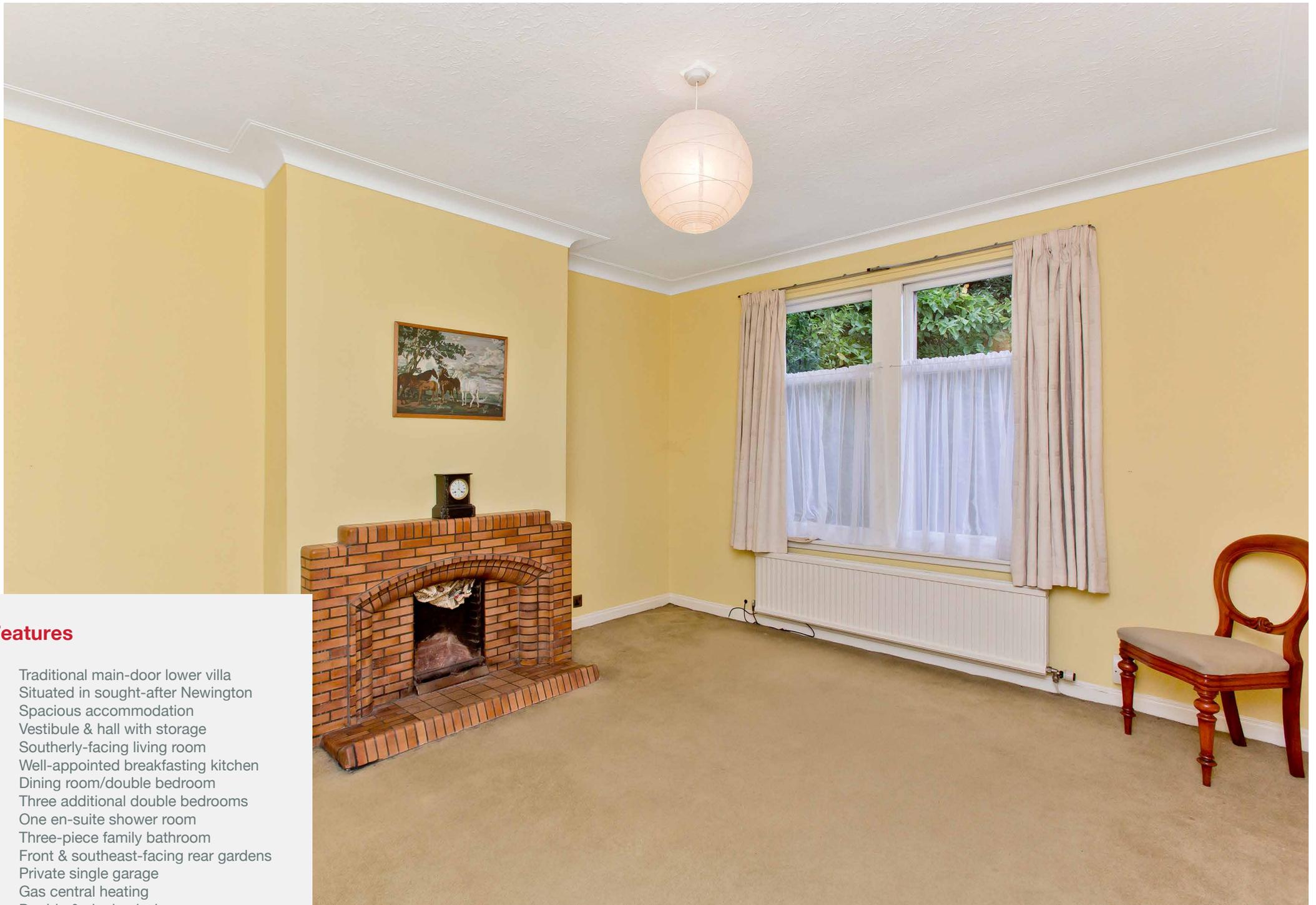
Situated in sought-after Newington, this traditional, main-door, lower villa promises a spacious residence for families. It features a large living room and breakfasting kitchen, four double bedrooms, and two bathrooms, as well as two private gardens and a garage. Whilst the interiors are decorated in light neutral tones, some buyers may wish to add a modernising touch.

Stepping into the home, you are welcomed by a vestibule that gives way to a hall. It provides two built-in cupboards and flows into the living room, which has further built-in storage. This spacious reception area is lightly decorated, enjoying a bright and airy ambience. Furthermore, it has a sunny, southerly-facing aspect and a wall-mounted fireplace as a focal point for arranging comfy lounge furniture. In the breakfasting kitchen, timber-toned cabinets and stone-inspired worktops are arranged in an L-shape to provide ample storage and workspace, as well as room for a table and chairs for casual meals. It has access to the rear garden and comes with an integrated gas hob and raised oven, alongside a freestanding fridge/freezer, and a washing machine. On the opposite side of the hall, there is a versatile room (framed by a brick-style feature fireplace) which can be used as a formal dining area or as a double bedroom, depending upon your preference. The three remaining bedrooms are also doubles, offering spacious dimensions. The principal bedroom further benefits from an en-suite shower room and, like the second bedroom, a built-in wardrobe. A bright family bathroom, with a three-piece suite and shower over bath, completes the accommodation. Gas central heating ensures year-round comfort, alongside double-glazed windows to the rear and single-glazed windows to the front.

Externally, the property is flanked by a leafy front garden and a southeast-facing rear garden, with a summer house. In addition, there is a private single garage.

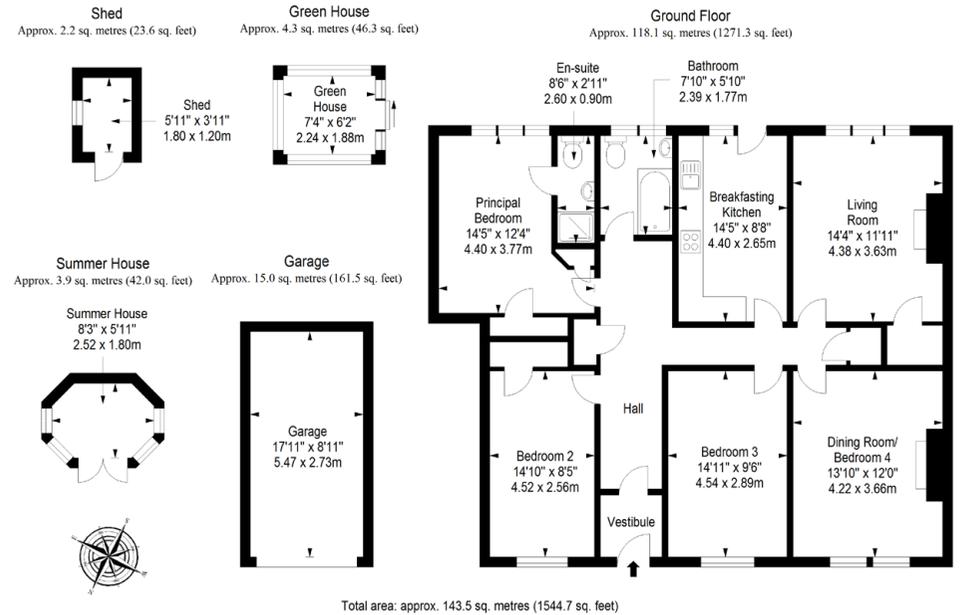
Extras: all fitted floor coverings, light fittings, integrated kitchen appliances, a fridge/freezer, a washing machine, a garden shed and a greenhouse to be included in the sale.

EPC - C



Features

- Traditional main-door lower villa
- Situated in sought-after Newington
- Spacious accommodation
- Vestibule & hall with storage
- Southerly-facing living room
- Well-appointed breakfasting kitchen
- Dining room/double bedroom
- Three additional double bedrooms
- One en-suite shower room
- Three-piece family bathroom
- Front & southeast-facing rear gardens
- Private single garage
- Gas central heating
- Double & single glazing



Newington, Edinburgh

Located on the south side of the capital, approximately two miles from the city centre, Newington offers an array of housing options, from traditional tenements to grand villas, suiting every stage of life, and is popular with students due to its fantastic proximity to The University of Edinburgh campuses. This diverse demographic is reflected in the dynamic social scene and atmosphere, which is fuelled by an exciting blend of artisan coffee shops, pubs, bars, and cuisine from all corners of the globe. This is heightened further during the summer months, when the area is transformed into the beating heart of the Edinburgh Festival Fringe. Newington is also home to a wealth of cultural attractions, namely the Festival Theatre, the Queen's Hall and Summerhall multi-arts complex. Residents enjoy access to an eclectic mix of independent shops, express supermarkets and high-street retailers along Nicolson Street and South Clerk Street, with more extensive shopping facilities available at Cameron Toll Shopping Centre. Newington is within the catchment area for well-regarded schools and is served by comprehensive public transport links travelling across the city, day and night.