



6a

ESSLEMONT ROAD
Newington, EH16 5PX





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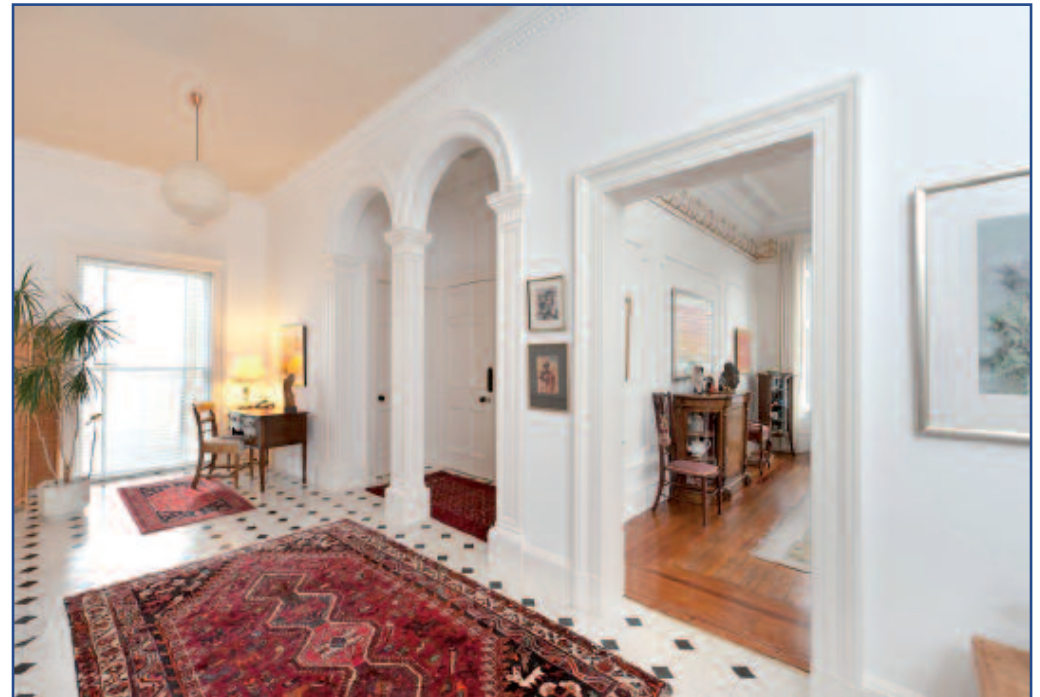
Offers Over £620,000

Viewing by appointment through selling agents on 0131 447 4747

GENERAL DESCRIPTION

6A Esslemont Road is a rarely available and substantial double upper villa providing beautifully bright and well proportioned living accommodation with ample off-street parking and a delightful garden, as well as an extraordinary top floor artists studio flooded with natural light from dual aspect windows and a large cupola. The house is believed to have been built in 1903 by a Mr Robert Cousins, a well regarded builder of the time, as his own home, and is thought to have only changed hands three times since then. The property is entered via a private gravelled driveway with ample parking for several vehicles. External stone steps lead up to the first floor where there is a vestibule leading through to an entrance hall which in turn opens out to an impressive 24' central hall with ornate plasterwork. To the front a remarkably bright, dual aspect drawing room makes the most of a vast south-facing bay window and benefits from a lovely original fireplace and detailed plaster mouldings and cornice. Also to the front is a dining room, again with south-facing bay window but with a marble fireplace and access to an under stairs storage cupboard. A bright bedroom separates the two public rooms and is currently employed as a study. The kitchen overlooks the garden and has ample space for a dining table and chairs but would now benefit from some modernisation. Peacefully located to the rear is a large master bedroom with useful wall-to-wall fitted wardrobes and fitted carpets. A generous family bathroom with electric shower over the bath, original wood panelling and mosaic tiled stone floor, completes the first floor. A well-lit stairway leads up to the second floor landing which gives access to two surprisingly airy bedrooms, both with covered fireplaces and wood floors. The piece de resistance on this floor is the magnificent studio, originally used as the billiards room, with north and south facing windows as well as a large cupola letting in masses of light. This space also has a marble fireplace and reinforced floors, making for a versatile space with many potential uses. A doorway from the studio leads through a smaller room with Belfast sink to another double bedroom with fireplace and fine views to Arthur's Seat and Salisbury Crags. The water tank is also tucked away in a small room on this level.

Externally, the rear garden is very well maintained and walled on three sides making for a relaxing, relatively low maintenance space with mature shrubs and trees to borders. There are two useful areas under the stair currently used as a tool store and coal cellar, and an outside tap. The property has double-glazed sash windows throughout, with the exception of the bathroom and there are electric storage heaters providing warmth.





- Entrance Hall
- Central Hall
- Beautiful Drawing Room
- Imposing Dining Room
- Kitchen/Breakfast Room
- Very Large Top Floor Artists Studio with Cupola
- Five Bedrooms
- Spacious Bathroom
- Immaculate Private Garden
- Driveway with Ample Parking
- Fantastic Views

LOCATION

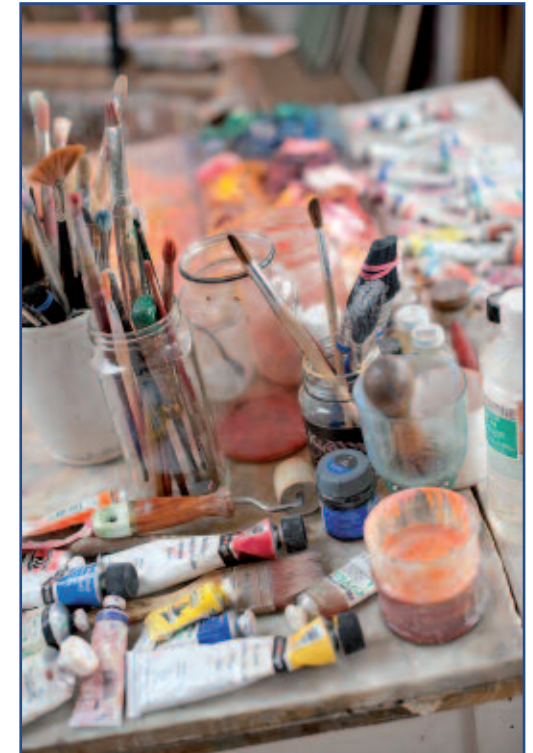
Esslemont Road is a residential road of imposing stone built homes situated in the south side of the city, approximately 2 miles south of Princes Street. Newington offers an excellent array of local amenities including the Sainsburys superstore and an array of shops at nearby Cameron Toll. There are also shops, cafes and amenities nearby on Causewayside and both Edinburgh University's King's Buildings and the new Royal Infirmary are just a short distance away. The open spaces of The Hermitage of Braid, Blackford Hill and Arthur's Seat are all easily accessible and the motorist can find excellent access to the City Bypass. There are a selection of recreational clubs in the vicinity including several golf courses and the Waverley Lawn Tennis Club. There is an excellent selection of schools locally in the public and private sectors, including Sciennes Primary School, James Gillespie's High School, George Watson's College, George Heriot's School and Merchiston Castle School.

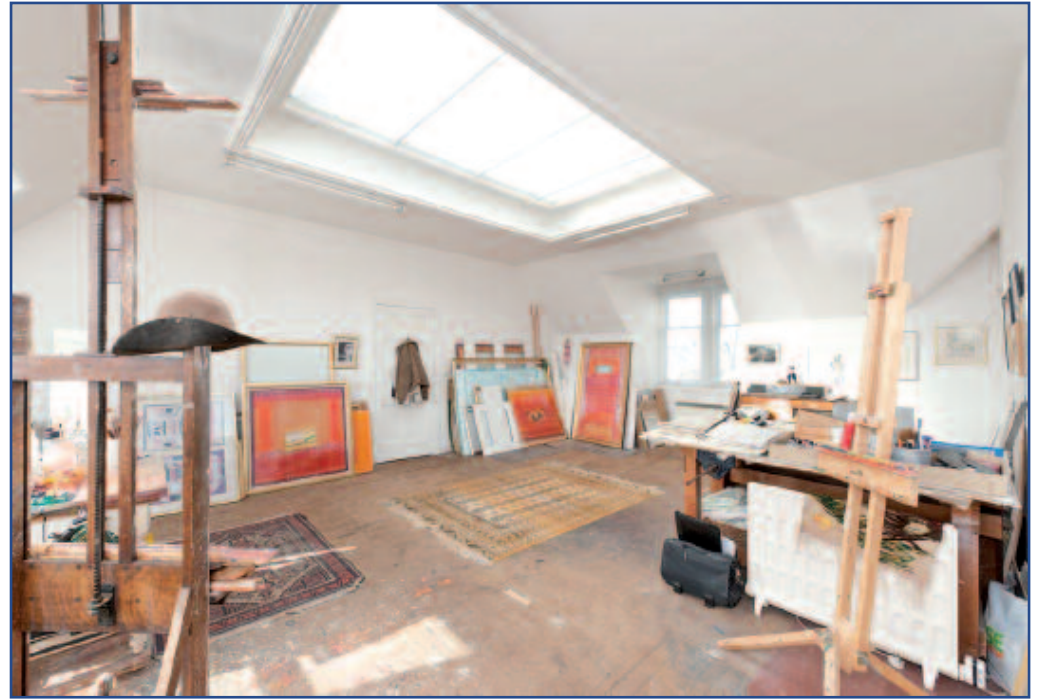
ACCOMMODATION

CENTRAL HALL	24'4 x 8'4 (7.42m x 2.54m)
DRAWING ROOM	26'10 x 17'9 (8.18m x 5.41m)
DINING ROOM	21' x 14'10 (6.40m x 4.52m)
KITCHEN	14'10 x 10'9 (4.52m x 3.28m)
MASTER BEDROOM	17'9 x 13'2 (5.41m x 4.01m)
BEDROOM TWO	13'8 x 11'11 (4.17m x 3.63m)
BEDROOM THREE	13'7 x 8'8 (4.14m x 2.64m)
BEDROOM FOUR	13'2 x 10'5 (4.01m x 3.18m)
BEDROOM 5/STUDY	11'3 x 8'3 (3.43m x 2.51m)
BATHROOM	13'9 x 7'5 (4.19m x 2.26m)
STUDIO	28'7 x 24'2 (8.71m x 7.37m)

NOTE

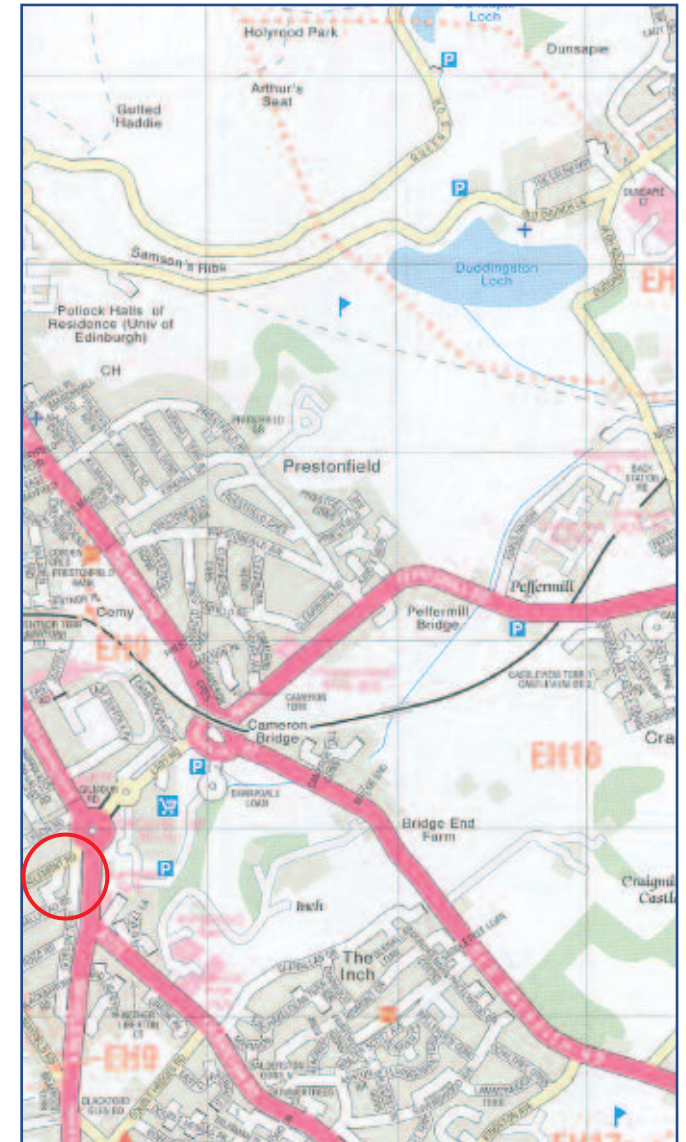
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6A ESSELMONT ROAD
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA - 2994 SQ FT / 278 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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AMENITIES

- Council Tax Band – G
- Airport – Approximately 11.1 miles
- Trains - Approximately 2.0 miles
- Buses – Within walking distance (Gordon Terrace)



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