

NEWINGTON

29/1 MAYFIELD GARDENS
EH9 2BX



Stunning Ground Floor Flat forming part of a substantial period house situated in the sought after area of Newington.

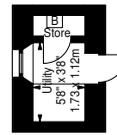
- Welcoming Communal Entrance Hall
- Hallway
- Bay Windowed Sitting Room
- Modern Fitted Kitchen
- Spacious Double Bedroom
- Stylish Shower Room
- Gas Central Heating
- Private Off Street Parking



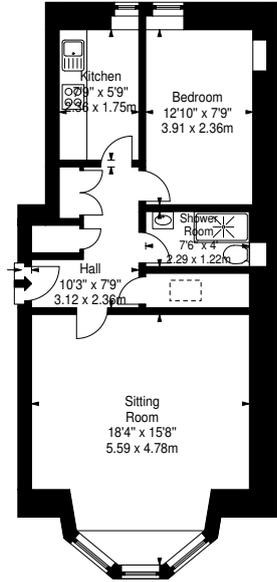
Mayfield Gardens Edinburgh, EH9 2BX



Approx. Gross Internal Area
552 Sq Ft - 51.28 Sq M
Utility & Store
Approx. Gross Internal Area
31 Sq Ft - 2.88 Sq M
For identification only. Not to scale.
© SquareFoot 2018



Ground Floor



Ground Floor

LOCATION

Situated in the heart of the sought after district of Newington, which lies approximately two miles South of the City Centre the property is ideally placed to take advantage of the many excellent local amenities including nearby Cameron Toll which boasts a Sainsbury's superstore and a selection of specialist shops which cater for everyday needs with further shopping facilities available at Straiton and Fort Kinnaird Retail Parks all offering further High Street Stores. There are a good choice of leisure and recreational amenities in the area including restaurants, Prestonfield and Craigmillar golf courses, the Commonwealth Swimming Pool, the Festival Theatre, Queens Hall and lovely open spaces and walks at Holyrood Park and Hermitage of Braid. The property is situated close to King's Buildings, Edinburgh Royal Infirmary, the new 'Sick Kids' hospital, the Edinburgh bioQuarter and excellent local schools. Numerous bus routes provide swift access to the City Centre and surrounding areas and the Straiton Junction and City by-pass are approximately four miles from the property.

DESCRIPTION

Presented in walk-in condition, the property has high ceilings and large windows to create a bright and airy flat with well-proportioned accommodation with lovely period detailing. The property is accessed via a secure, welcoming communal entrance hall shared with only two

other properties with a timber front door leading to the hallway of the flat with wood flooring, entry-phone handset and two spacious storage cupboards. The beautifully proportioned sitting room with large bay window with deep window seat and storage below overlooks the immaculate gardens to the front, has ample space for dining and decorative corning. There is a well fitted kitchen with ample wall and base units, complementary work surfaces, tiled splash backs and appliances and a well-appointed double bedroom with window to the rear and display recess and fabulous fully tiled, modern shower room with wc, wash hand basin, walk-in shower unit with dual shower and feature LED lighting. There is a large utility cupboard situated off the communal entrance hall housing the gas central heating boiler, washing machine and providing further useful storage.

OUTSIDE

The property is set amidst well maintained gardens with private residents parking situated to the rear.

ENERGY EFFICIENCY RATING

C

EXTRAS

To be included in the sale of the property are the carpets, blinds, kitchen appliances and washing machine and freezer in utility cupboard.

Price & Viewings

Please refer to www.moreprop.co.uk, www.espc.com, www.rightmove.co.uk or call us on 0131 240 0700 for details of current price and viewing arrangements.

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To note interest in this property ask your solicitor to contact morisons.

If you would like us to act for you in connection with any residential property matter or for the valuation of your own property please contact our Sales Negotiator / Valuer at the above address.

These particulars do not form part of an offer or contract of sale. All statements contained herein are believed to be correct, but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer.