



3 Minto Mews,
Newington, Edinburgh, EH9 1AB

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

Ground level.

- Fabulous open plan living room/dining room/ fitted kitchen with integrated appliances.
- French doors providing access to rear garden.
- Breakfast bar.
- Fitted seating with storage in dining area.
- Welcoming reception hall with excellent storage.
- Entrance vestibule with - cloakroom cupboard.
- Door providing access to garage.
- Cloakroom/WC.
- Utility room with washing machine & access to boiler.
- Underfloor heating throughout on ground level.

First level.

- Generously proportioned double bedroom with fitted storage.
- French doors with Juliet style balcony.
- Second double bedroom, south facing, with Juliet style balcony.
- Attractive & spacious sitting room.

- French doors with access to extensive roof terrace with decking.
- Contemporary family bathroom with shower.

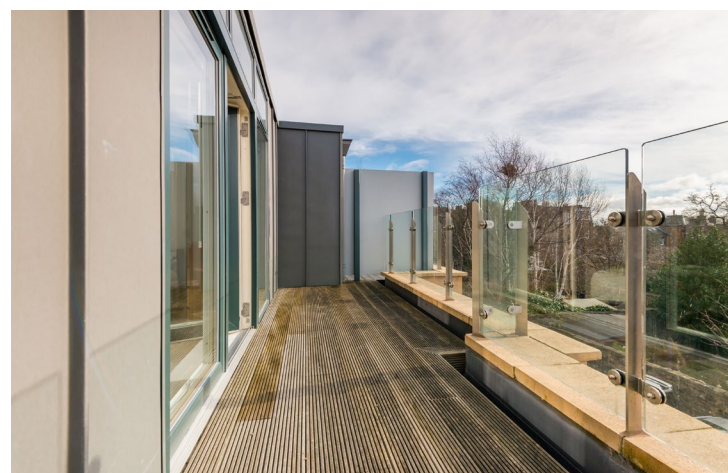
Second level.

- Landing.
- Guest bedroom, with ensuite shower room.
- French doors to south facing roof terrace with decking.
- Master bedroom with built in mirrored wardrobes & ensuite shower room.
- French doors access to roof terrace with decking.
- Gas central heating.
- Double glazing.
- Good sized enclosed garden at rear with patio areas.
- Allocated parking space.
- Integral garage.

GENERAL DESCRIPTION

A stunning modern terraced townhouse situated within the prestigious Newington district of the city within walking distance of Edinburgh City Centre and an excellent range of local amenities. The property is set within a small exclusive development with private parking and offers superb family living accommodation in a fantastic location. It has a good-sized garden, internal garage and allocated parking. Built in 2019 and still holding a national building guarantee, the property boasts high quality finishings.





LOCATION

Newington is a desirable residential area situated just over a mile south of the city centre. Local shops cater for everyday needs, and Cameron Toll Shopping Centre with a Sainsbury's supermarket is within walking distance. The location is convenient for those working at the Edinburgh University campuses, with the Kings Buildings, the Royal Infirmary, and the Scottish Parliament within a short distance of the property. There are plenty of recreational facilities in the area including the Royal Commonwealth Pool, the green open spaces of Holyrood Park, Arthurs Seat, The Meadows, Blackford Hill and several well-renowned golf courses. Nearby districts of the Grange, Morningside and Marchmont are all within easy reach offering further shops including a Waitrose and M&S Food Hall, cafes, and recreational facilities. Excellent state schools in the catchment area include St Peter's Primary School and James Gillespie's High School, and private schools within easy reach include George Watson's College, George Heriot's and Merchiston Castle School. Regular buses operate to and from the city centre and surrounding areas, and the City Bypass is easily accessible with links to the major motorway network, Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, SOME LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED NEFF HOB, OVEN, MICROWAVE, EXTRACTOR FAN, FULL LENGTH FRIDGE, FREEZER, DISHWASHER AND THE AUTOMATIC WASHING MACHINE WITHIN THE UTILITY ROOM. THE SHELVING IN THE LIVING AREA AND BEDROOMS WILL ALSO BE INCLUDED.



COUNCIL TAX BAND	G.
TRAIN STATION	APPROXIMATELY 1.3 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT BUSES	APPROXIMATELY 13.7 MILES TO EDINBURGH AIRPORT. WITHIN 100 METRES.

FACTORING NOTE:
THE DEVELOPMENT IS FACTORED BY JAMES GIBB AT AN APPROXIMATE CHARGE OF £160 PER ANNUM. THIS COVERS THE MAINTENANCE OF ALL THE COMMUNAL AREAS.

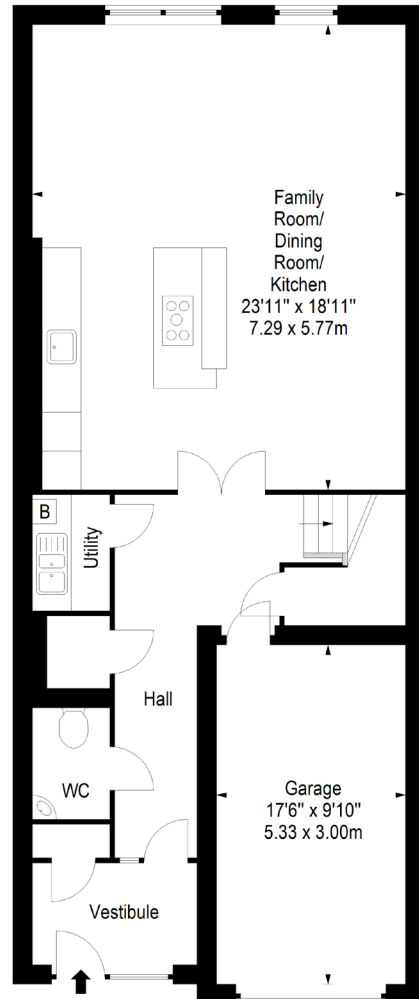
**Minto Mews,
Edinburgh,
Midlothian, EH9 1AB**



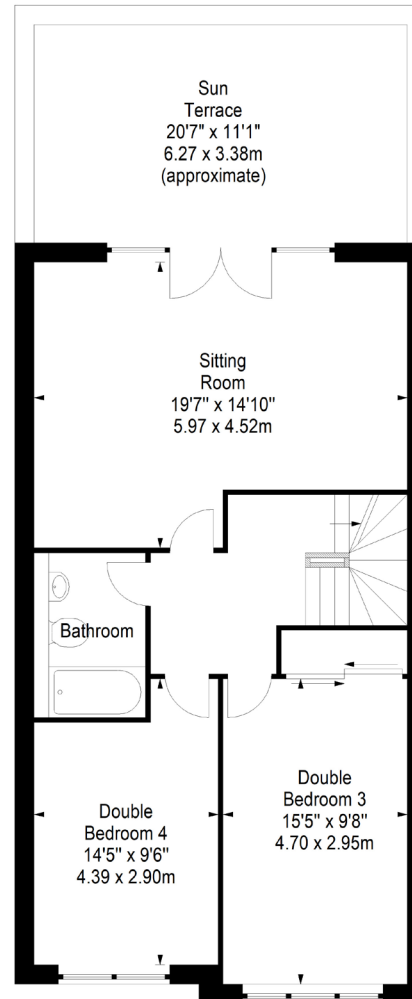
Approx. Gross Internal Area
2157 Sq Ft - 200.39 Sq M
(Including Garage)
For identification only. Not to scale.
© SquareFoot 2025



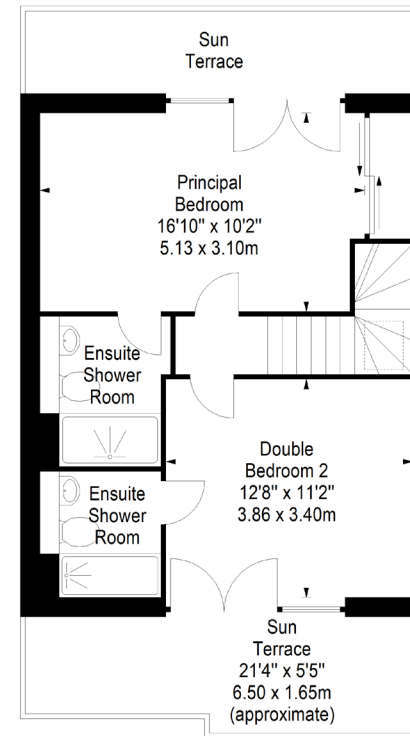
**ENERGY PERFORMANCE
CERTIFICATE RATING C**



Ground Floor



First Floor



Second Floor

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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.