



Flat 6, 13 East Mayfield
Newington, EH9 1SE

Deans 
Solicitors & Estate Agents LLP



SECOND FLOOR FLAT

- Living Room/Dining Room
- Kitchen
- Two Double Bedrooms
- Shower Room
- Separate W.C.
- Private Rear Garden
- On-Street Permit Parking
- Double Glazing & GCH
- EPC Rating – D



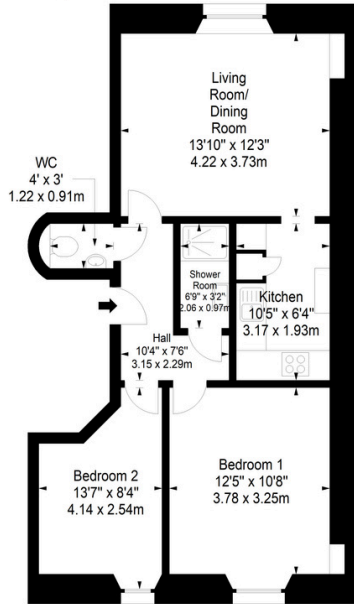
This well-presented second floor flat with a lovely, leafy outlook and views to Arthur's Seat is quietly located in Newington, close to a variety of convenient local amenities and public transport links. Nearby Cameron Toll Shopping centre offers a wider range of high street retailers, supermarkets and a gym. There are further leisure facilities at the Royal Commonwealth Pool and lovely outdoor space within walking distance at the Meadows and Arthur's Seat. The accommodation comprises; well-proportioned living room/dining room with ornate corning, modern kitchen, two comfortable double bedrooms, recently upgraded shower room and separate W.C. There is a paved, private garden to the rear and on-street permit parking in the area. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, blinds, oven, hob, hood, fridge-freezer and washer/dryer. The appliances included are sold as seen with no warranty provided.



East Mayfield,
Edinburgh,
Midlothian, EH9 1SE



Approx. Gross Internal Area
586 Sq Ft - 54.44 Sq M
For identification only. Not to scale.
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Second Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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