



19 (1F1) Mentone Terrace Edinburgh, EH9 2DG

Charming and generously sized three-bedroom first floor flat with private south-facing rear garden

URQUHARTS
EDINBURGH



DESCRIPTION

19 (1F1) Mentone Terrace is a charming and generously proportioned three-bedroom first floor flat with private south-facing rear garden situated in the popular residential area of Newington and neighbouring Mayfield. The location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas. The property retains many original and period features throughout including ornate ceiling cornicing, shutters and fireplaces.

Entrance vestibule and hall with two storage cupboards; elegant bay windowed sitting room with gas fireplace and study / box room off; modern fitted kitchen / dining room with wall and base units, integrated appliances and two walk-in pantries; master bedroom, currently used as a drawing room, with bay window to the front and a working open fireplace; two further large double bedrooms; and a family bathroom with three-piece suite.

ACCOMMODATION

Entrance vestibule & hall. Sitting room. Kitchen / Dining room. Three double bedrooms. Bathroom. Generous storage cupboards.

Gas central heating. Mixture of draught insulated sash & case windows and double-glazed windows (to the rear in the kitchen and bathroom). Well-maintained private south-facing rear garden mainly laid to lawn with mature borders and garden shed. Mixture of residents permit and unrestricted on street parking.



LOCATION

Newington is a desirable residential area situated approximately 1½ miles 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 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 Sciennes 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.

INCLUDED IN SALE

All fitted floor coverings, light fittings, some curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band E

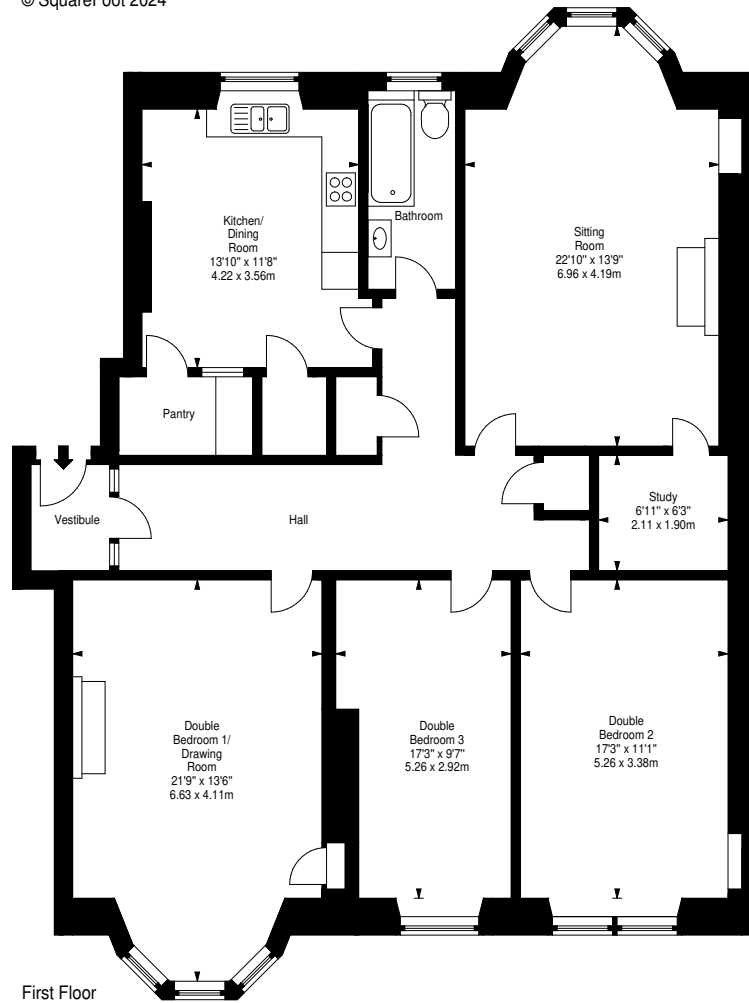
The property has an Energy Rating Category C



**Flat 1,
19 Mentone Terrace,
Edinburgh, EH9 2DG**



Approx. Gross Internal Area
1544 Sq Ft - 143.44 Sq M
For identification only. Not to scale.
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NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.