

97 Mayfield Road

Newington, Edinburgh, EH9 3AQ



Showcasing
period splendour..



CULLERTON'S

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PROFESSIONALS

Situated in Stockbridge and bordering the New Town, Cullerton's is dedicated to providing bespoke, highly personalised property services through an ethical business model. We believe in clear communication, expert advice and absolute assurance. This underpins our business philosophy, which is based upon ethical practices for our clients, partners and charities alike. Trust, transparency and integrity are at the heart of everything we do.

AN AWARD-WINNING CREATIVE TEAM

With a long history of working successfully together, Cullerton's will continue to work closely with Property Studios, a specialist creative marketing agency, to ensure the highest quality of photography, professional copywriting, marketing and design to all their clients. The Property Studios team of nearly 20 creative professionals, with multiple awards in design and photography, showcase every property with magazine-level marketing materials. They highlight the lifestyle and the unique selling points during the professional photo-shoot, design and professionally written copy and work closely with Cullerton's, to create stylish, accurate and attractive marketing material.



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Property Name

97 Mayfield Road

Location

Newington, Edinburgh, EH9 3AQ

Approximate total area:

341.7 sq. metres (3678.1 sq. feet)

- Ground Floor - First Floor

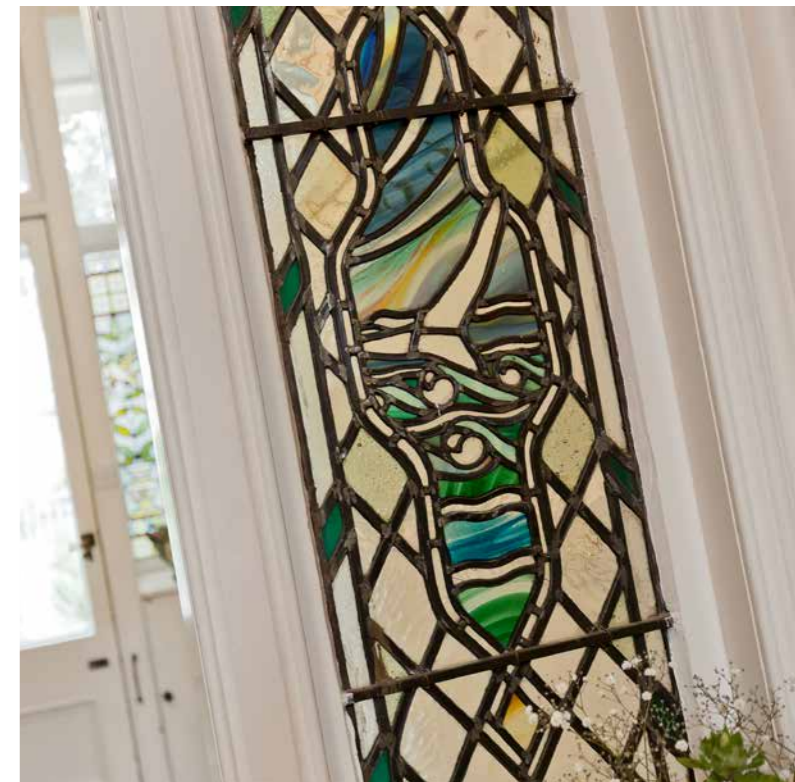




A characterful introduction

This five-bedroom detached townhouse lies within a leafy conservation area in one of Edinburgh's most exclusive postcodes. The Victorian residence showcases period splendour with classical proportions and exquisite period features. It is an exceptional family home with multiple reception rooms, a recently installed kitchen, space for home-working, and two four-piece bathrooms. The private enclosed plot includes gardens on

three sides and a driveway leading to an integral garage. Stepping inside, the home's space and character are immediately apparent. The entrance vestibule, laid with encaustic patterned tiles, leads into a light and airy reception hall through a door inset with colourful stained glass. The comfortably carpeted hall is framed by Anaglypta relief wallpaper and fine cornice work that continues throughout the interior.



Rear view of *Arthur's Seat*



97
Mayfield
Road

A grand lounge

Leading off the hall are three reception rooms enjoying hardwearing parquet flooring and authentic fireplaces, lovingly restored by the current owners. They also come with shelved display alcoves set behind attractive leaded glass. In the afternoons, the lounge is flooded in sunny light from a bay window facing southwest. Eye-catching adornments include intricate ceiling moulding and an oak fireplace with an open fire creating a cosy atmosphere in the winter months.



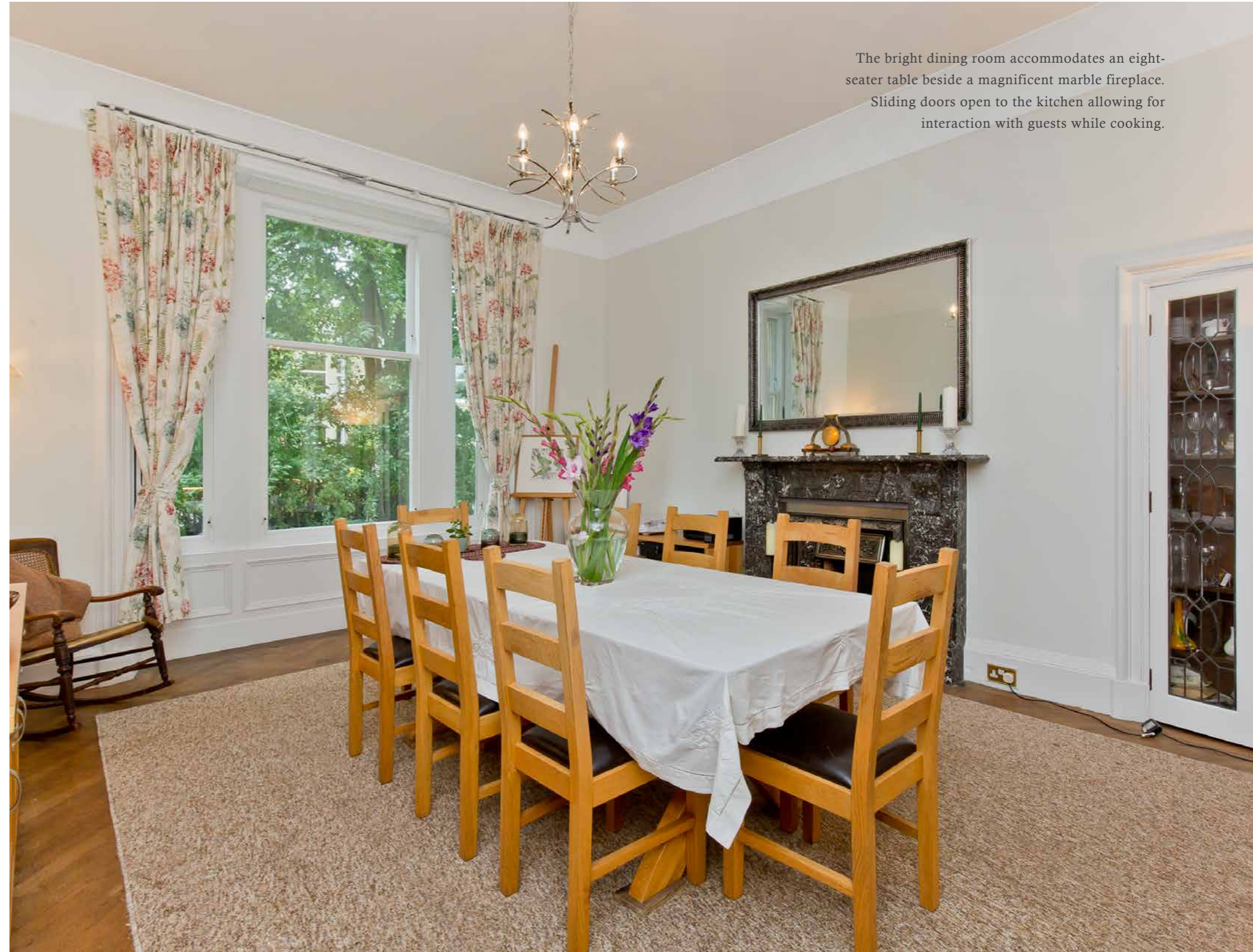


An elegant sitting room

The south-facing living room to the rear opens onto the gardens through charming antique French doors. It is pleasantly arranged around a cast-iron fireplace with an Art-Nouveau design.



A *formal* dining room



The bright dining room accommodates an eight-seater table beside a magnificent marble fireplace. Sliding doors open to the kitchen allowing for interaction with guests while cooking.

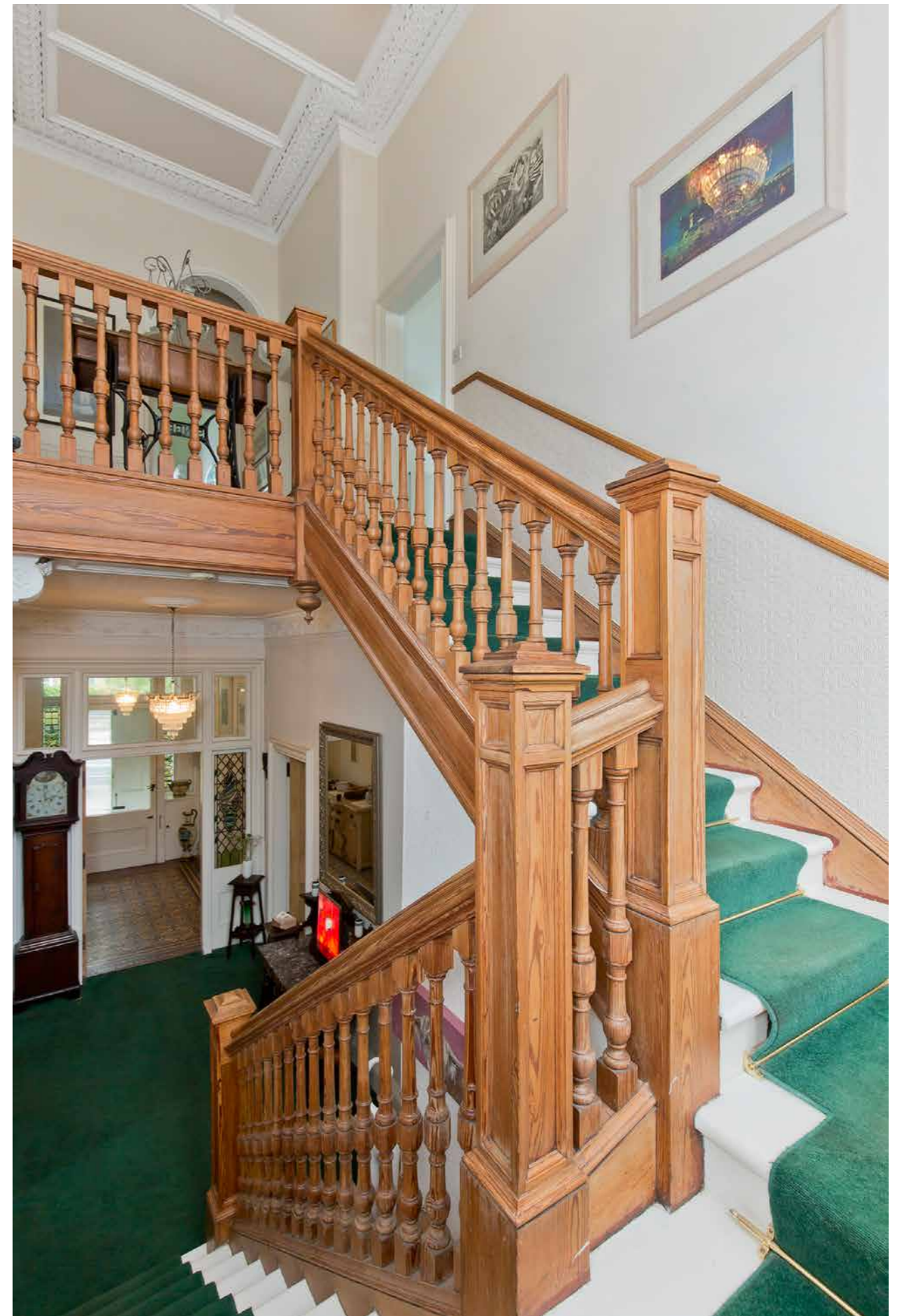




A contemporary kitchen

The light-filled kitchen has been recently upgraded with sleek white units and a central island, topped by underlit Corian® surfaces and integrated with a Bosch eye-level oven, a combo microwave and a dishwasher. The cabinetry also allows space for a large American-style fridge freezer. A red gas AGA and reclaimed oak parquet flooring add colour and warmth to the understated finish. Additionally, there is a built-in shelved cupboard and a pantry for excellent additional storage. A servants' bell system also remains. Also accessed from the kitchen is a fitted utility room with an integrated washing machine and garden access. Additionally, there is built-in linen storage and garage access.





Luxurious sleeping quarters



Steps from the kitchen lead to the double-aspect 'maid's room' – a peaceful garden-facing corner of the home, ideal for home-working or a fifth bedroom. Returning to the hall a carpeted oak staircase rises to the first floor, illuminated by a stunning stained glass window. Four carpeted double bedrooms fan off an airy landing with opulent decorative detailing, shelved hidden storage, and a floored and insulated loft with lights and a double socket. Each bedroom is remarkably spacious and heightened by a statement fireplace. One room has a handy wash basin and another enjoys a view of nearby Arthur's Seat. The sizeable bay-fronted principal bedroom is beautifully detailed with ceiling mouldings and a delicate floral cornice. There is also incorporated storage and a working fire within an oak surround.





Four-piece washrooms

Connected to the utility room is a bright tiled bathroom featuring modern fixtures, including a bath and a separate shower as well as electric underfloor heating. Completing upstairs is an airy tiled bathroom with a body-jet shower enclosure, electric underfloor heating and a roll-top bath. The house is kept warm and efficient by gas central heating and quality double-glazed sash windows some of which have working shutters. All fireplaces are open but may require inspection.



Enjoy a sense of
seclusion



Outside, the generous gardens (south-facing to the front) feature lawns with established borders. These grass areas are dipped to add to the privacy already created by the mature trees, hedgerows, and stone walls that enclose the large well-maintained plot.

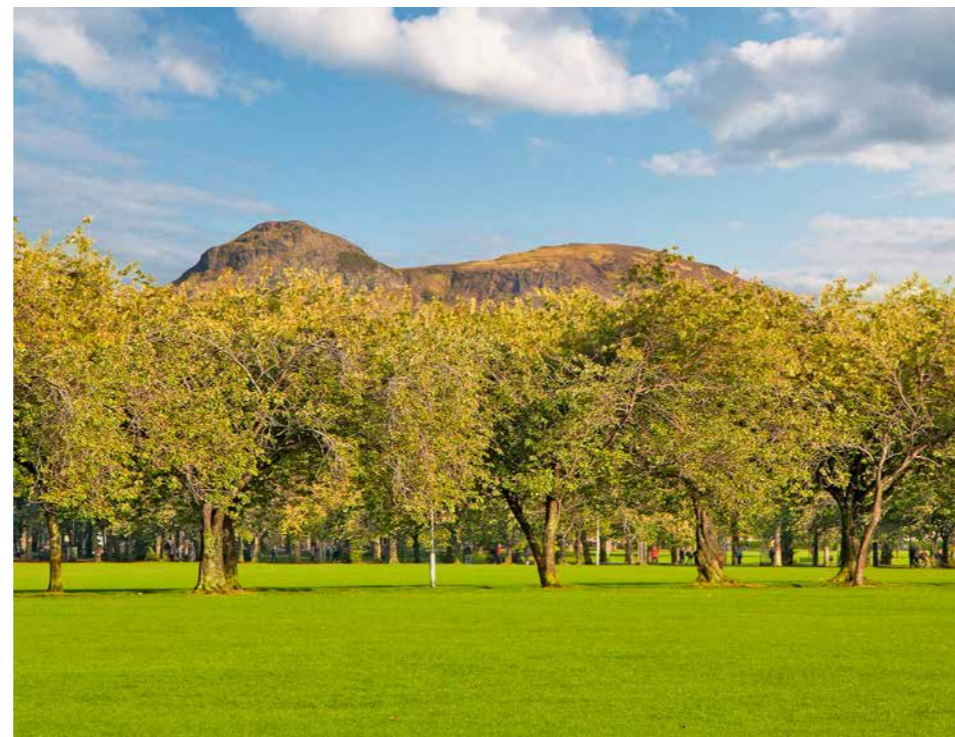
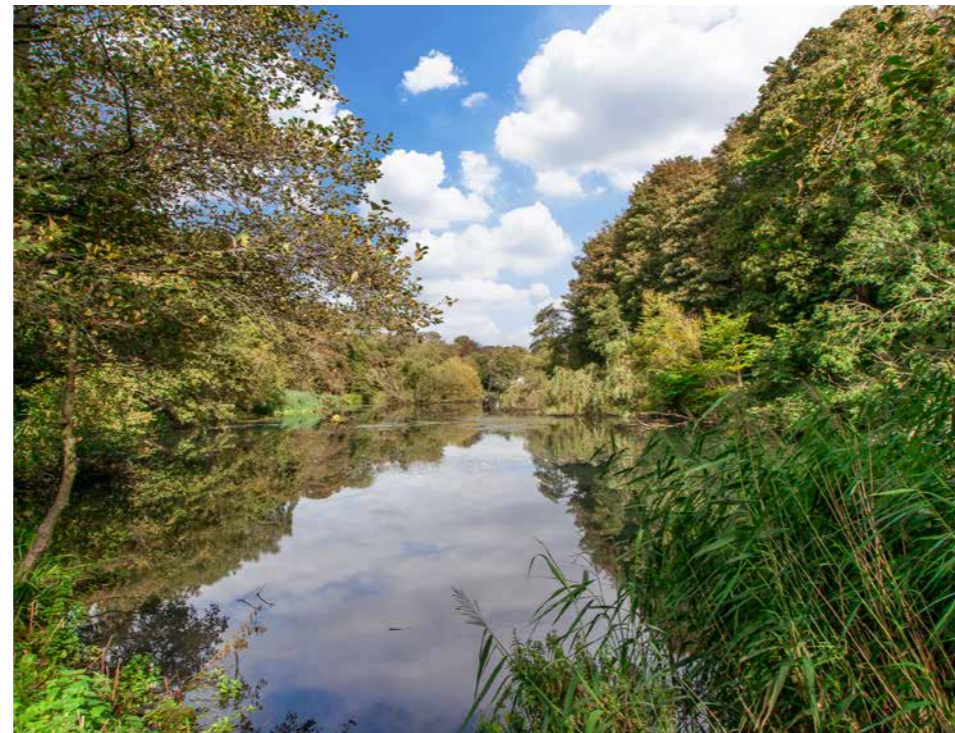
A gated pattern-imprinted concrete driveway sweeps up to the integral single garage, which boasts a 32 Amp EV charging point, providing private parking for up to three vehicles.

Extras: All extras will be subject to negotiation.

EPC Rating - E

Home Report Value - £1,500,000



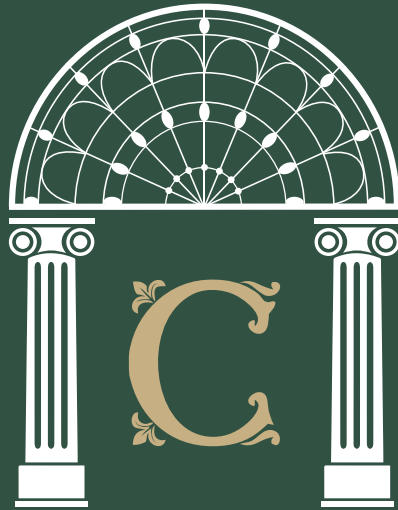


Newington

This detached Victorian residence lies within the Craigmillar Park conservation area in Edinburgh's exclusive Southside, characterised by its tranquil leafy streets and grand period architecture. It is much sought-after owing to its proximity to city amenities and open green spaces, being bordered by bustling Newington and Blackford Hill, which forms a 60-hectare nature reserve with the Hermitage of Braid and rewards climbers with stunning city views.

Cameron Toll shopping centre, convenience outlets, and a library are easily reached on foot from 97 Mayfield Road whilst neighbouring Sciennes, Marchmont, Bruntsfield and the Southside are just a short bus journey or brisk walk away. Here, you can find essential amenities including medical services, a post office, and supermarkets, in addition to quirky independent shops, international eateries, cosy pubs, and renowned cultural attractions. Newington is also home to the main Edinburgh University campus and the scenic green space of The Meadows – both hosting summer festivities including the world-famous Fringe.

For sports enthusiasts, locally there is a tennis club, a prestigious golf course, and the Royal Commonwealth Pool, which hosts the city's only 50-metre pool, plus a high-tech gym and fitness classes. Newington is served by frequent bus links, including bus stops in both directions virtually outside the property, meaning the rest of the city can easily be enjoyed day and night. This also allows swift access to Waverley train station and the airport tramline. If travelling by car, proximity to the bypass enables easy access to the Central Belt motorway network, Edinburgh International Airport, and the Queensferry crossing. Well-regarded schooling falls within this catchment area and several of Scotland's finest independent schools are located in the Capital.



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