



Mayfield Terrace, Edinburgh, EH9





Mayfield Terrace is a **rarely available** ground and garden level conversion of a Victorian villa.



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Single

EPC

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Offers Over
£795,000

Tenure
Freehold

Local Authority
The City of Edinburgh Council

Council Tax
Band G

This property is situated in the sought-after Blacket Conservation Area, close to the excellent shopping district of Newington, overlooking the Blackets. This impressive four bedroom property lies within easy reach of the city centre and within walking distance of Holyrood Park and a variety of amenities in cosmopolitan Newington. The property retains many of its original period features and charms and boasts a delightful private south-facing garden, its own front garden, and a decent sized single garage.

The generously proportioned property is accessed via a well-maintained shared entrance inside the front vestibule at ground level. As you step inside the stairway, this leads to a large, welcoming hall. From here you have the first double bedroom, facing towards Blacket Place, shower room along with a large south-facing living room with numerous period features including original flooring, ornate cornicing, bay window, and fireplaces. The second double bedroom, with ample storage, completes this floor.

As you head downstairs to the garden level, this floor comprises two large bedrooms, bathroom along with an open-plan living room/kitchen which allows access to the private garden. There is furthermore access to the side of the property from this floor.

Externally, the property benefits from an attractive rear south-facing garden with side access and boasts its own front garden, private driveway, and single garage.





Mayfield Terrace offers buyers a rare opportunity to put their own stamp on a well-proportioned property in a fantastic location.

Location

Mayfield Terrace is a handsome street in the Newington area on Edinburgh's south side, a short distance from the bustling city centre. The property is situated in the peaceful and highly sought-after Blacket Conservation Area. Originally a gated community, the streets were surrounded by high stone walls and guarded by lodge keepers housed in smaller gate houses. There are excellent local shops, bistros, and bars in the surrounding areas of Newington, Marchmont, Bruntsfield and Morningside. The Festival Theatre and the Queen's Hall are also within easy reach.

The property is within 10 minutes' walk of Holyrood Park. In the park there are extensive panoramic walks, as Arthur's Seat and Salisbury Crags offer stunning views over the city to the sea. Local sporting facilities include several golf courses, as well as pleasant walks in the nearby Meadows and Blackford Hill. The property is also within easy reach of excellent local state and private schooling. The location offers swift access to the City Bypass, leading in turn to Edinburgh International Airport and many arterial roads throughout Scotland and to the south.





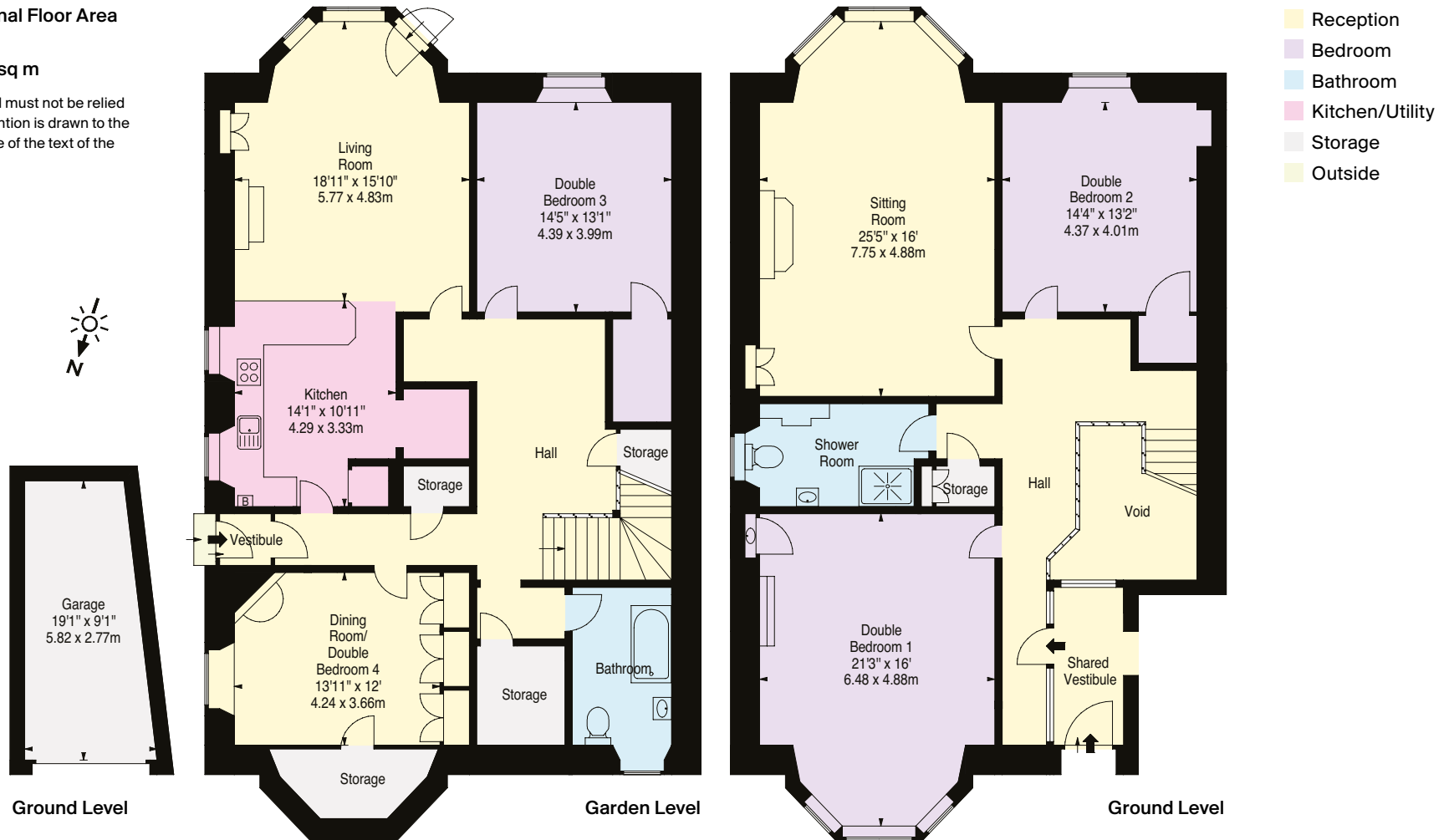
Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



Approximate Gross Internal Floor Area
2721 sq ft - 252.78 sq m
Garage: 150 sq ft - 13.94 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Knight Frank Edinburgh
 80 Queen Street
 Edinburgh
 EH2 4NF
knightfrank.co.uk

I would be delighted to tell you more

Ricardo Volpi
 0131 222 9600
ricardo.volpi@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2024. Photographs and videos dated April 2024.

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