



42 Mayfield Road

NEWINGTON | EDINBURGH | EH9 2NH



MURRAY
BEITH
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42 Mayfield Road is a wonderful family home situated on one of the most desirable streets in Edinburgh. This impressive, Victorian, semi-detached house provides exceptional living and entertaining space, with well-proportioned rooms and versatile accommodation. The property retains many original features including original ornate cornices and sash and case windows, and is a perfect blend of modern and traditional. It is immaculately presented and benefits from an enclosed rear garden.

Ground Floor: Entrance vestibule with original terrazzo tiles continuing through to the welcoming hall with storage cupboards; bright sitting room with a real flame gas fire under a stone mantel piece and bay window with views to the front of the property; fantastic, modern, breakfasting kitchen with floor-standing and wall mounted units, integrated appliances and breakfast bar; bright and cheerful dining room with ornate cornicing and views to the enclosed rear garden; utility room with door to the rear garden; guest WC.

First Floor: Generous principal bedroom with bay window; ensuite bathroom with white four-piece suite comprising WC, wash hand basin, bath and separate shower cubicle; double bedroom 2; double bedroom 3; double bedroom 4 / study accessed from the kitchen; family bathroom with a white three-piece suite comprising WC, wash hand basin and bath with shower over.

Second Floor: Double bedroom 5 with built-in-wardrobes and ensuite shower room; double bedroom 6 with built-in-wardrobes and ensuite shower room.

Off-street parking. Zoned parking on the surrounding streets, Priority Zone B1.

Immaculate front garden with grass, mature borders and flag stone path to the front door. Enclosed rear garden with stone wall and timber fencing, lawn and mature borders. Garden store.

All fixtures and fittings are included in the sale and whilst believed to be in reasonable working order are strictly "sold as seen".



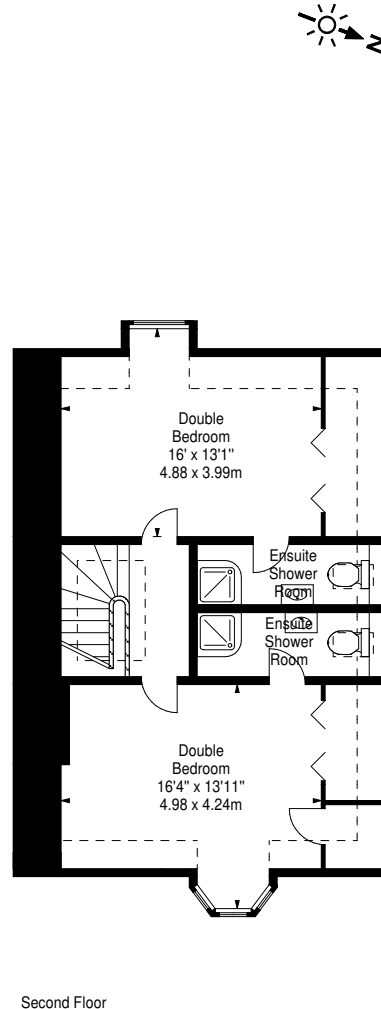
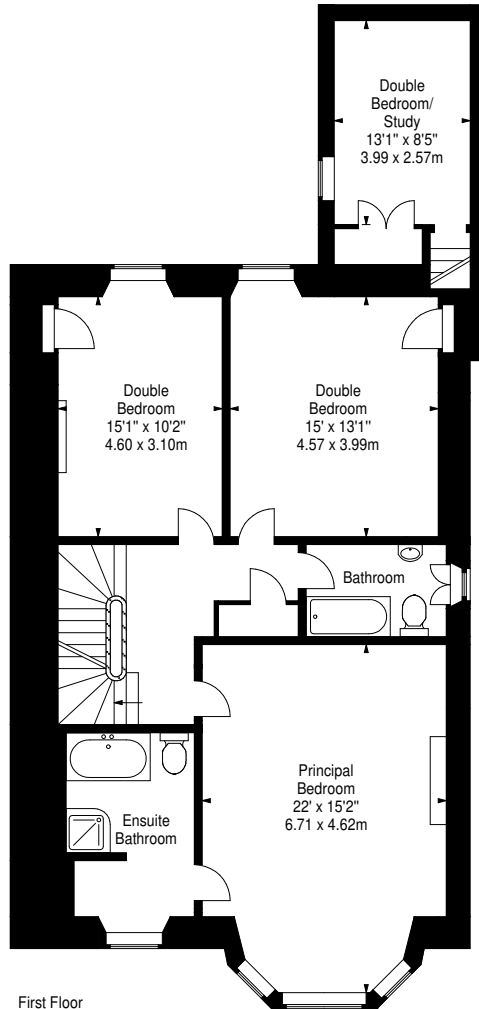
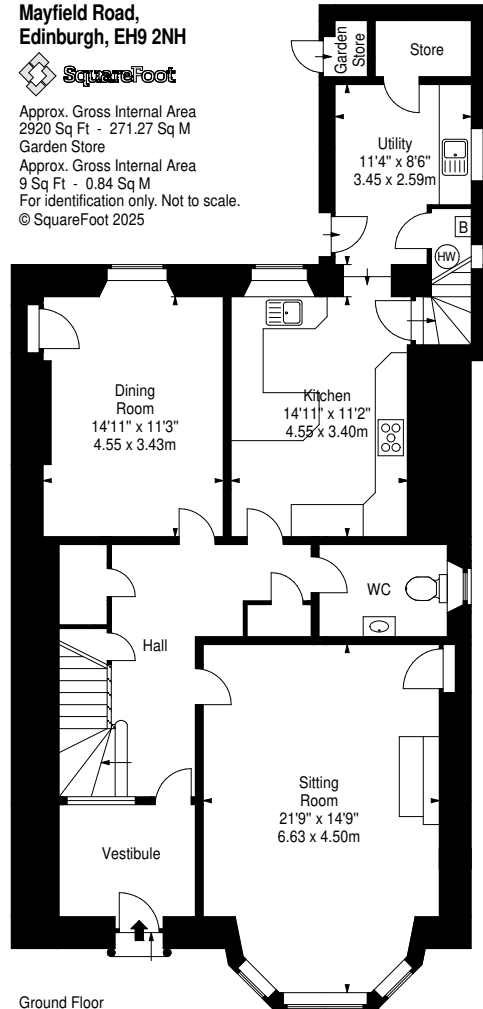


Mayfield Road,
Edinburgh, EH9 2NH



Approx. Gross Internal Area
2920 Sq Ft - 271.27 Sq M
Garden Store

Approx. Gross Internal Area
9 Sq Ft - 0.84 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Location

Newington is one of Edinburgh's most sought-after residential areas, situated approximately two miles to the south of the city centre and benefitting from a wide range of excellent local amenities. A more comprehensive range can be found at Cameron Toll and nearby Morningside boasts both a Waitrose and Marks and Spencer Simply Food, as well as a great selection of restaurants, bistros, bars and deli cafes, and numerous boutique shops. A wide selection of pre-school, primary and secondary schooling options are available nearby, including George Watson's College, George Heriot's School and Merchiston Castle School. There are excellent leisure facilities close by, with the Waverly Lawn Tennis, Squash & Sports Club a few minutes away and the Hermitage of Braid, Holyrood Park and Blackford hills providing delightful walks. Numerous public and private golf courses, including Prestonfield Golf Club, Craigmillar Park and The Wee Braids and Braid Hills Golf Centre are all within easy reach. Also close at hand are the Newington Library, the Dominion Cinema and the Church Hill Theatre. The city centre is easily accessible, with numerous bus connections available from Mayfield Road and Craigmillar Park, and the Edinburgh Bypass leads to the motorway network of central Scotland and Edinburgh's international airport.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2025 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.