



RALPH SAYER
SOLICITORS & ESTATE AGENTS

26A Mayfield Gardens

Newington, Edinburgh, EH9 2BZ

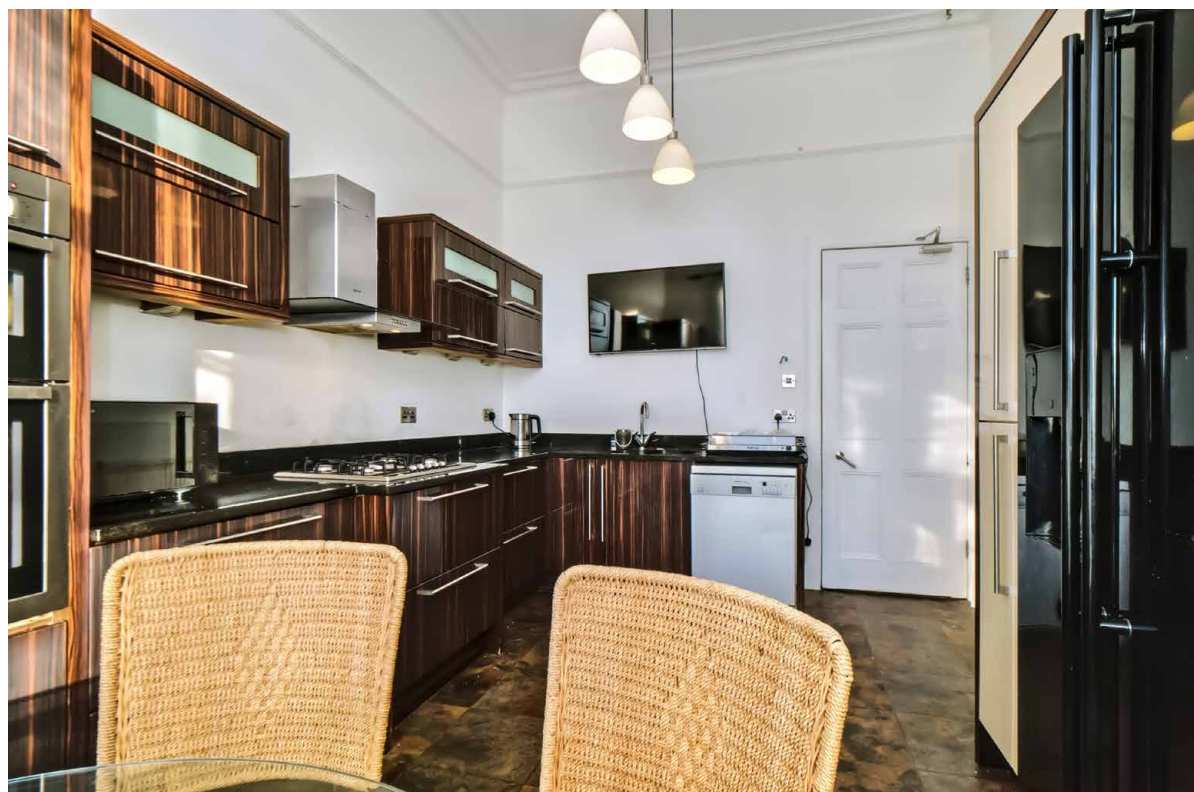
26A Mayfield Gardens

This four-bedroom, three-bathroom double-upper villa offers a spacious and versatile home with well-proportioned rooms, including generous living areas, which enjoy a tasteful decorative finish blending elegant period charm with modern luxury. The villa lies on the top two floors of a traditional terrace with views towards nearby Salisbury Craggs. It promises a sought-after Southside address conveniently close to Newington's vibrant attractions, the Meadows and Holyrood Park, the main university campus, and Cameron Toll shopping centre – making it a highly appealing proposition for families and investors.

Extras: All fitted floor and window coverings, and light fittings are included.

Property Summary

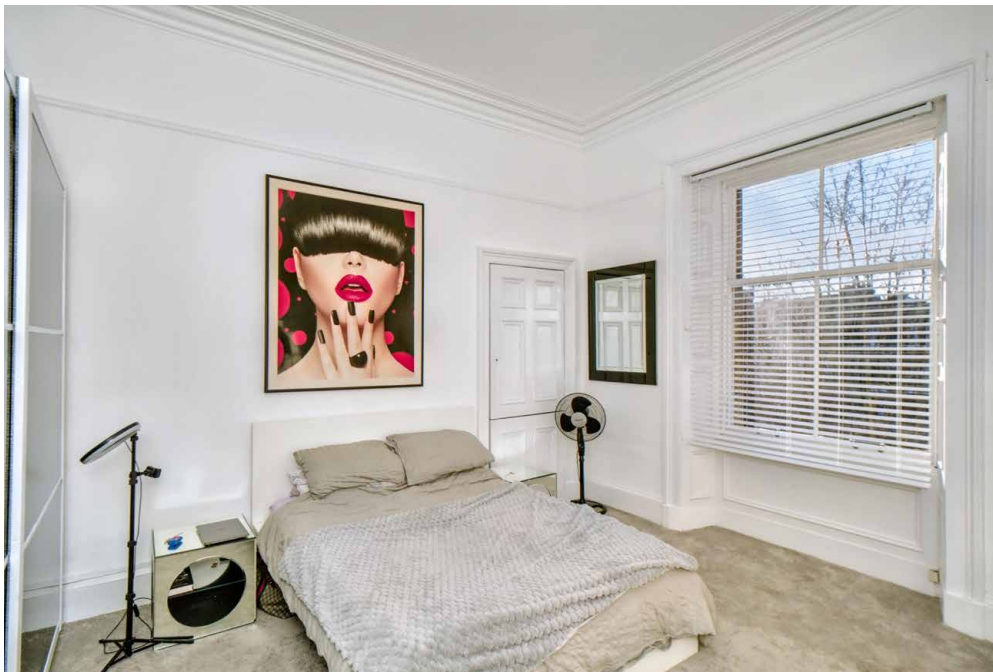
- Desirable city address with scenic views
- Spacious double-upper villa with stylish high-end décor
- First and second-floor landings with storage
- Large light-filled living/dining room with period features
- Sunny, well-appointed breakfasting kitchen
- Four airy double bedrooms (three with storage)
- Two four-piece bathrooms (one in the principal suite)
- One shower room
- On-street controlled parking (Zone 7)
- Gas central heating and partial double-glazing
- EPC Rating - D | Council Tax Band - E
- Home Report Value - £625,000



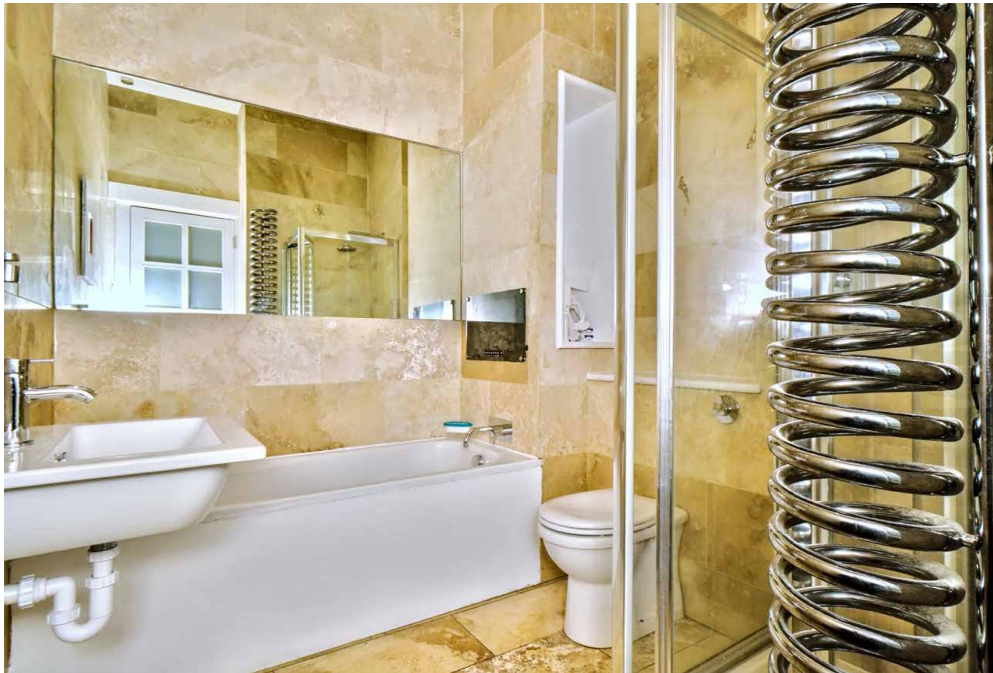




Generous living areas
which enjoy a tasteful
decorative finish blending
elegant period charm with
modern luxury







A spacious and versatile
home with well-
proportioned rooms





Let us help you find your next
dream property!



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

