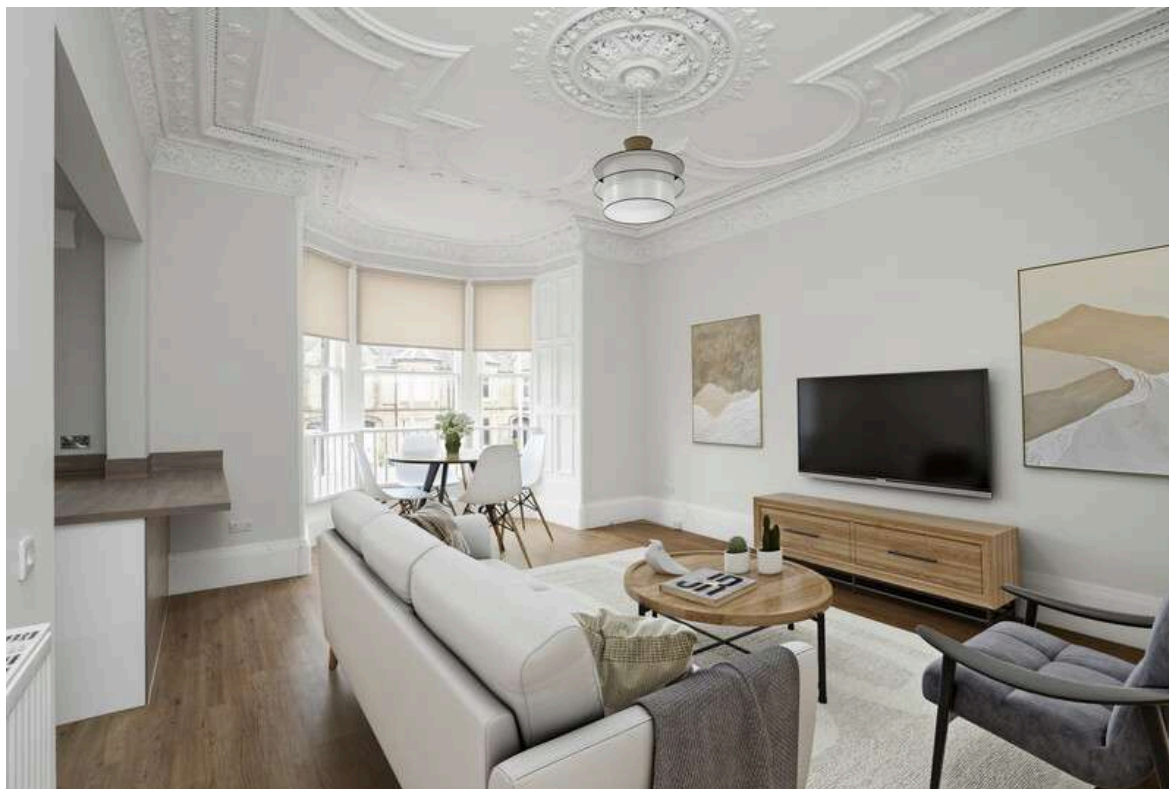




33/2 Mayfield Gardens
MAYFIELD | EDINBURGH | EH9 2BX


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33/2 Mayfield Gardens

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Located on the first floor of a picturesque Victorian townhouse in the lovely Edinburgh area of Newington, this impressive two-bedroom flat has been enhanced with superb premium finishes. The property boasts exceptionally spacious proportions, tasteful contemporary upgrades, and stunning period features, including ornate decorative corning.

Entry is via a secure communal vestibule, leading to a grand staircase illuminated by a glass cupola. The home boasts a magnificent reception room, situated at the front and facing west, has been transformed into an eye-catching open-plan sitting, dining, and kitchen area. The sitting room, with its remarkable bay window, perfectly displays the property's grandeur, featuring an eye-catching decorative plastered ceiling and ornate corning. A stunning island divides this space from the sleek gloss white kitchen, which is paired with wood-effect worktops and splashbacks. The kitchen houses a full range of integrated appliances, concealed behind stylish cabinet doors.

The two rear-facing double bedrooms offer picturesque views of Arthur's Seat, with one being an impressive master bedroom. Both bedrooms share a luxurious hotel-style shower room, finished with sleek metro tiling and boasting a fabulous double glass/chrome enclosure. This flat effortlessly combines modern luxury with classic Victorian elegance, making it a truly unique residence in a highly sought-after location. In brief the property comprises:

- Spacious sitting/dining room with ornate corning and beautiful bay window.
- Adjoining kitchen with sleek units and premium wooden finishes.
- Two double bedrooms, both with picturesque views of Arthur's Seat.
- Modern shower room with stunning white tiles.
- Permit parking.
- Gas central heating.
- Double glazing.

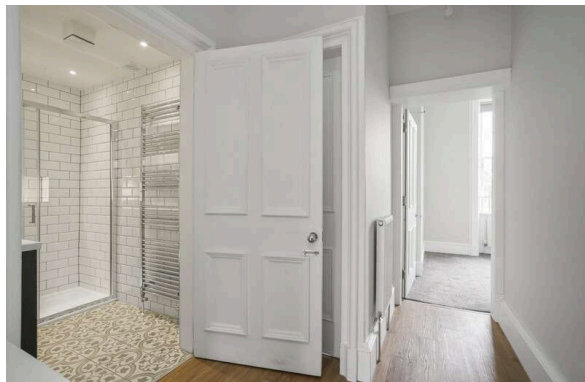
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

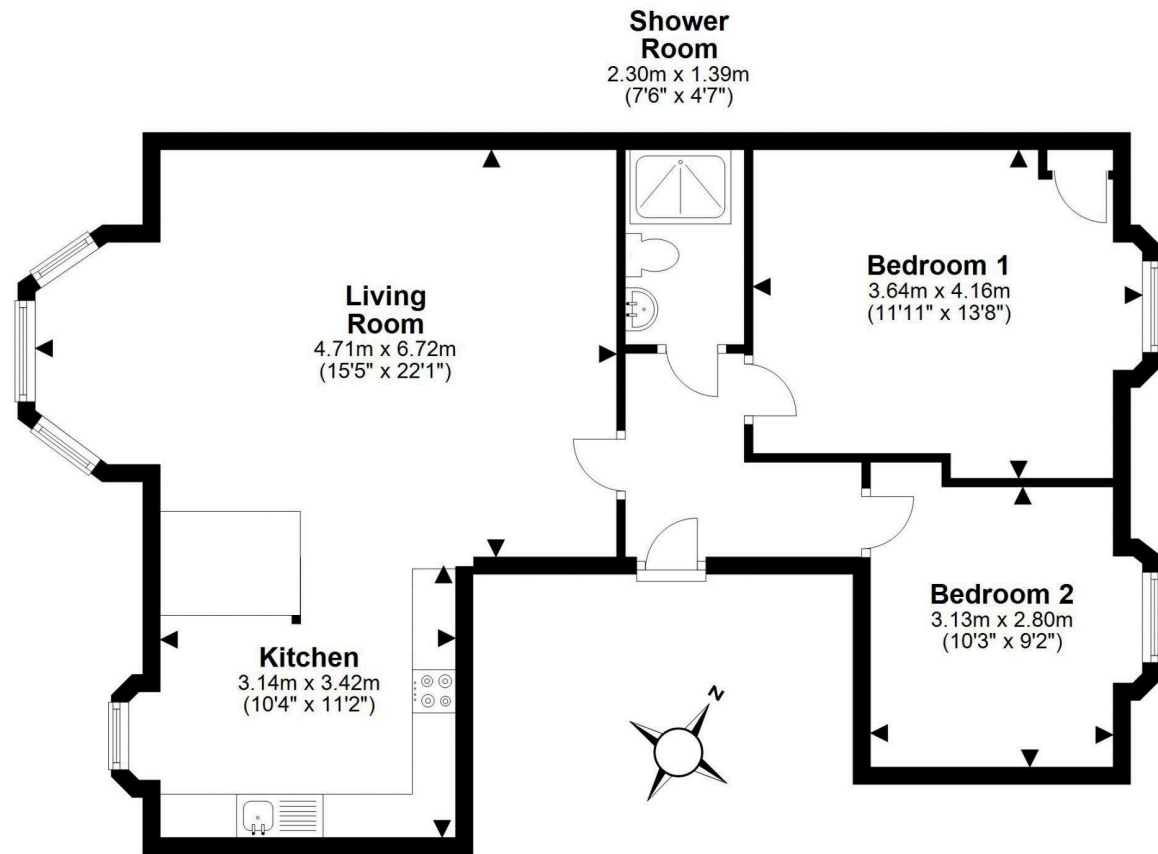


All fixtures, fittings and kitchen appliances will be included on the sale. EPC C.

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

Newington is a thriving community in Edinburgh's southside, popular amongst city dwellers and students alike due to the superb amenities on offer and the convenience of access to Edinburgh's business sector and the central universities. The area is set against the backdrop of Arthur's Seat, one of the City's famous landmarks and also borders the green expanse of the Meadows. There is an extensive choice of shops available and plenty of fashionable bars, cafes and restaurants. Leisure and sporting opportunities are available at the nearby Royal Commonwealth Pool. Regular bus services run to the City Centre and other areas, whilst The Royal Infirmary and Scottish Parliament are easily accessible. There is good quality schooling, both in the public and private sectors.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.