



COULTERS<sup>©</sup>

# 135 (1F) MAYFIELD ROAD

NEWINGTON, EDINBURGH, EH9 3AN

 4 BED

 2 BATH

 3 PUBLIC





## TAKE A LOOK INSIDE

We are delighted to present this impressive, perfectly proportioned double upper home to market, encompassing fine period features (including fireplaces in all major rooms) with elegant, tasteful modern décor. The home has been lovingly upgraded by the current owners, creating fantastic living spaces, flooded with light and offering delightful elevated views of the city skyline from both the East and West. The property is accessed by a gorgeous glazed communal hallway, with a front door that opens on to the entrance hall. The substantial staircase leads to the first floor and it's airy, light reception hall. The impressive bay windowed sitting room has a wonderful outlook to both the Castle and the Pentland hills, whilst internally a delightful fireplace and Rais Q-Tee wood burning stove creates a lovely focal point in the room in combination with exquisite original decorative plasterwork ceiling and cornice.

## KEY FEATURES



Impressive Victorian stone built double upper.



Four beautiful double bedrooms with superb views.



Delightful front and rear shared gardens.



Shared driveway with ample parking.



Located in the highly desirable area of Newington.



Wonderful 360° views to Salisbury Crags, Arthur's Seat, Berwick Law, Pentland Hills, Royal Observatory & Edinburgh Castle.



EPC Rating - E



Council Tax Band - G







The heart of the home is the stunning kitchen / dining room which has been opened up to create a superb space for which the inhabitants can congregate. A sleek, well equipped contemporary Bulthaup kitchen with separate island has been fitted at one end, incorporating a Quooker tap, Brora induction with integral downdraft extraction, eye level double oven/microwave, dishwasher, washing machine and a separate fridge and freezer. The room is lit with a stunning Tobias Grau XT-S Suspension 140 light fitting with remote control including colour temperature control. Underfoot, the handsome Oak engineered hardwood flooring gently bounces yet more light into the room. There is plenty of space for a large dining table and chairs, offering the perfect location to enjoy the delightful views across the rooftops towards Arthur's Seat and across as far as the Bass Rock on a clear day.

The family room/office has an engaging view from the corner bay window and is currently used as a more informal area to relax. A handy shower room (with WC, wash hand basin and underfloor heating) is also on this level.







## CONTINUED...

The sweeping staircase leads up to the second floor, flooded with natural light by the cupola overhead.

There are four superb, spacious double bedrooms, all with fabulous views. A family bathroom and storage cupboard complete the internal accommodation.

The rear garden is accessed via a practical store in the communal hallway and bespoke designed timber back stair, which in turn leads to the charming enclosed walled rear garden. There is a delightful mix of established plants, trees and shrubs bordering the large lawn, in addition to a garden shed in the corner (owned by this property).

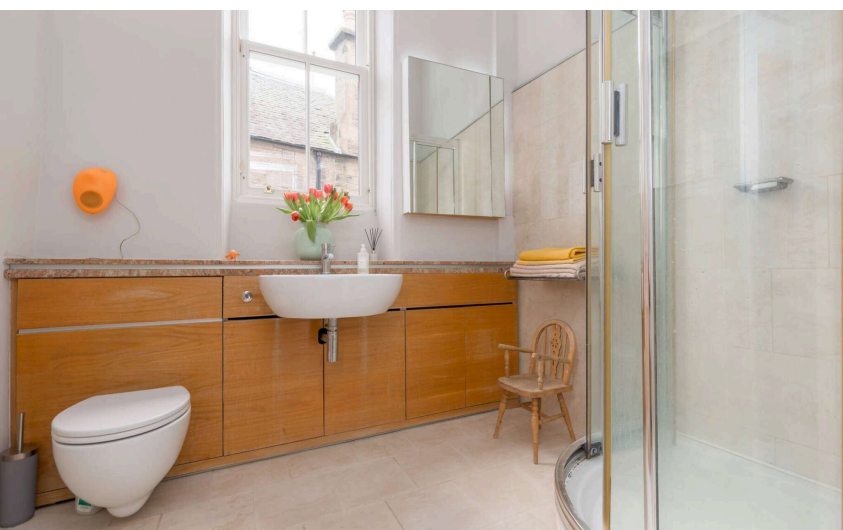
The shared front drive has space for four cars in addition to a well-tended enclosed shared front garden with a Trimetals bike shed and separate bin store area. Additional unrestricted parking is available on the surrounding streets.

## EXTRAS

The Trimetals bike shed, garden shed, blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.















## THE LOCAL AREA

South of the city, the much sought after residential district of Newington is directly bounded by the Grange and only minutes from Blackford Hill, the Hermitage of Braid and several golf courses.

The area is within easy reach of a broad range of eclectic shops, restaurants, coffee shops and Cameron Toll Shopping Centre. It is popular with young professionals working in the city and students as King's Buildings along with other Edinburgh University complexes are close by.

Regular public transport services operate to and from the City Centre and the Royal Infirmary. Ready access can be gained to other main roads leading to the City By-pass.

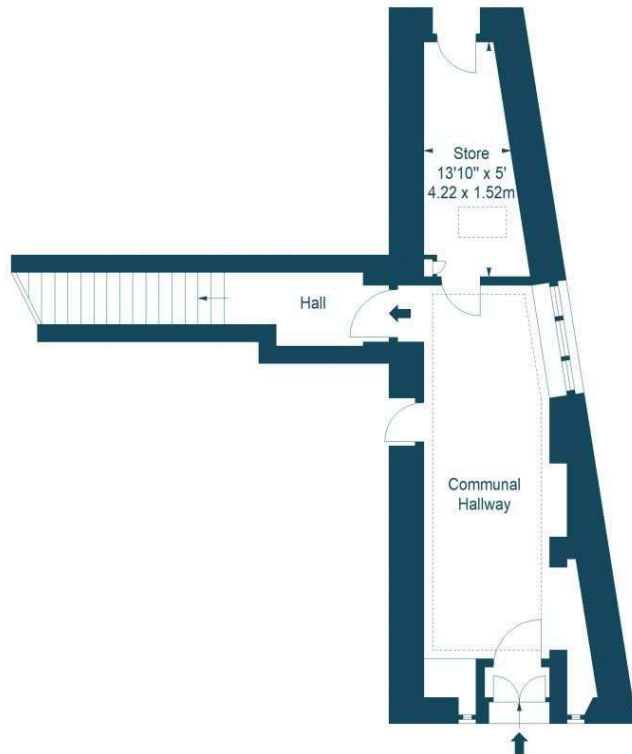
The property is in the School Catchment Area for Sciennes Primary School, St Peter's RC Primary School, James Gillespie's High School and St Thomas of Aquin's RC High School. Private School options such as George Heriots, George Watson's College and Merchiston Castle are within easy reach. Edinburgh University's Kings Building is conveniently located within easy walking distance.



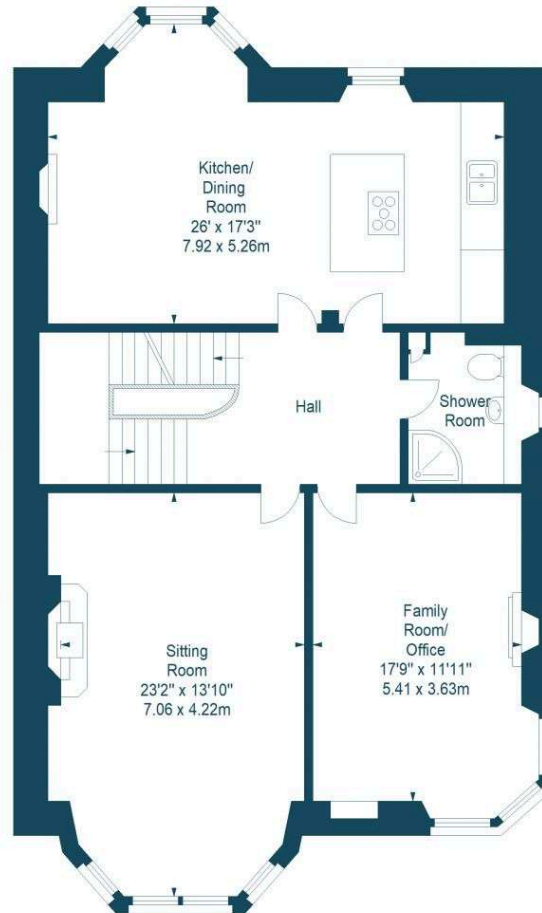
Mayfield Road,  
Edinburgh,  
EH9 3AN



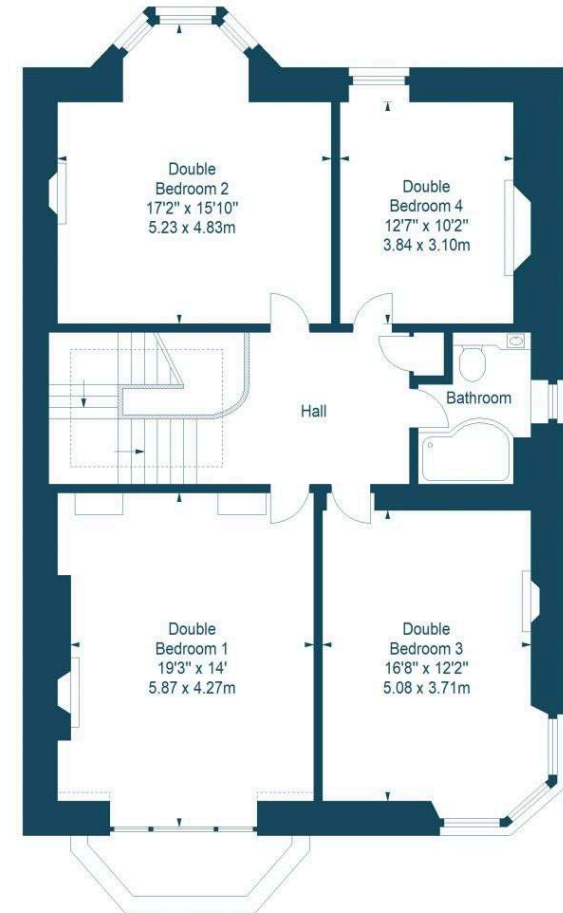
Approx. Gross Internal Area  
2416 Sq Ft - 224.45 Sq M  
Store & Communal Hallway  
Approx. Gross Internal Area  
270 Sq Ft - 25.08 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Ground Floor



First Floor



Second Floor

## GET IN TOUCH



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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.