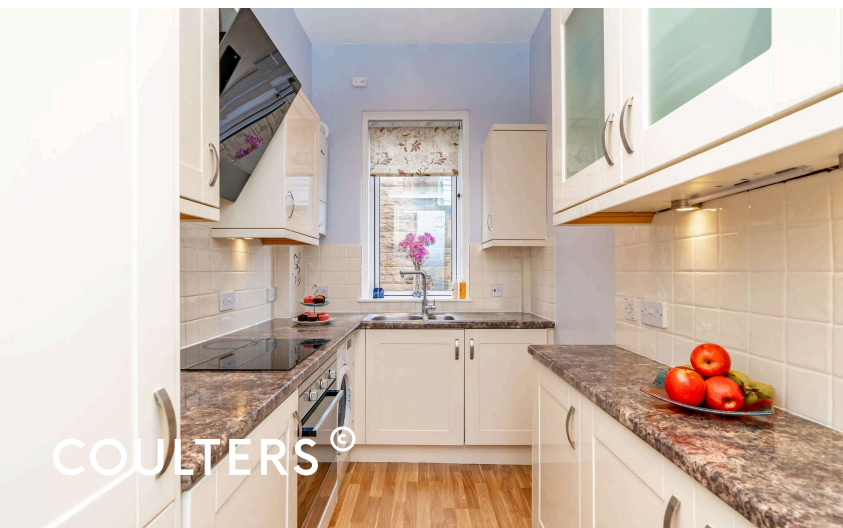


COULTERS[©]

125/1F MAYFIELD ROAD

NEWINGTON, EDINBURGH, EH9 3AJ

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Occupying the first floor of an impressive, end terraced sandstone villa, this is a classically proportioned, and light-filled apartment in Edinburgh's highly desirable Southside . With high ceilings and retaining fine period details, this is a charming and spacious property that comes with the added, and highly rare benefit of also having two garages. Close to The Meadows, Morningside, and The University of Edinburgh it presents a wonderful opportunity for a desirable home or investment.

The property is accessed via a secure communal stair and opens into a welcoming hallway with a built-in storage cupboard. The spacious sitting room enjoys a bright south easterly aspect, featuring an attractive bay window, high ceilings, and elegant period detailing. From the bay, there are distant views of Edinburgh Castle and the Scott Monument, adding to the charm of the space. A modern kitchen sits off the hall, fitted with shaker-style cabinetry and integrated appliances. Two generous double bedrooms to the rear, benefit from stunning views of Arthur's Seat and the principal bedroom also has a built-in wardrobe for convenience. A third bedroom is situated to the front of the home. A contemporary shower room, complete with walk-in shower, stylish tiling, wash hand basin with vanity, WC and chrome heated towel rail completes the accommodation.

The property is fitted with gas central heating and double glazing.

KEY FEATURES



First floor flat with views of Arthur's Seat.



Wonderful period detailing.



Excellent schools nearby.



EPC Rating - C



Spacious home with three bedrooms.



Two garages situated to the rear.



Close to the University of Edinburgh King's Buildings



Council Tax Band - F



The property is fitted with gas central heating and double glazing.

There are two adjoining garages situated to the rear of the property. Both have light and power installed and offer a fantastic opportunity for secure housing of cars, additional storage or workshop space. A mixture of permit and unrestricted on-street parking is available on the surrounding streets.





THE LOCAL AREA

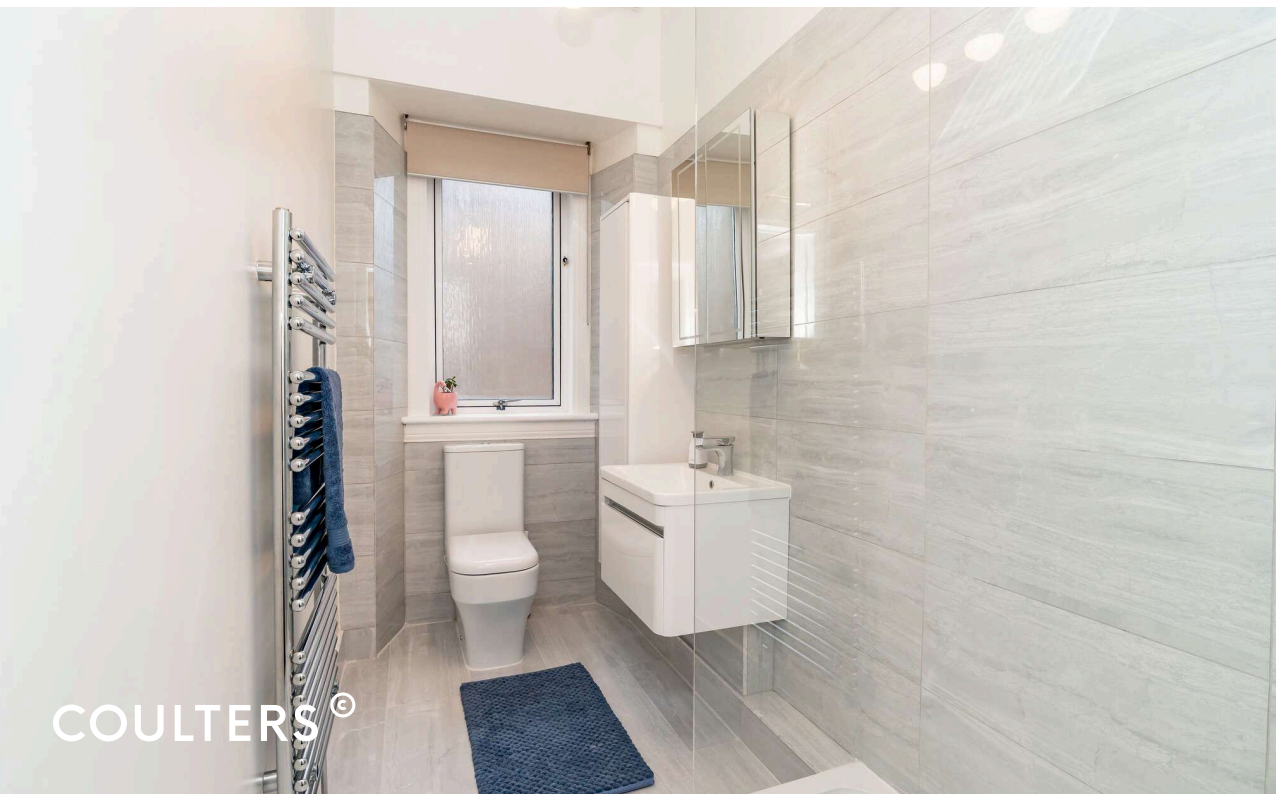
South of the city, the much sought after residential district of Newington is directly bounded by the Grange and only minutes from Blackford Hill, the Hermitage of Braid and several golf courses.

The property forms part of the Craigmillar Park conservation area and is situated within easy reach of a broad range of eclectic shops, restaurants, coffee shops and Cameron Toll Shopping Centre. Waverley Lawn Tennis & Squash club is on the doorstep and there are wonderful parks to be enjoyed nearby.

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.

EXTRAS

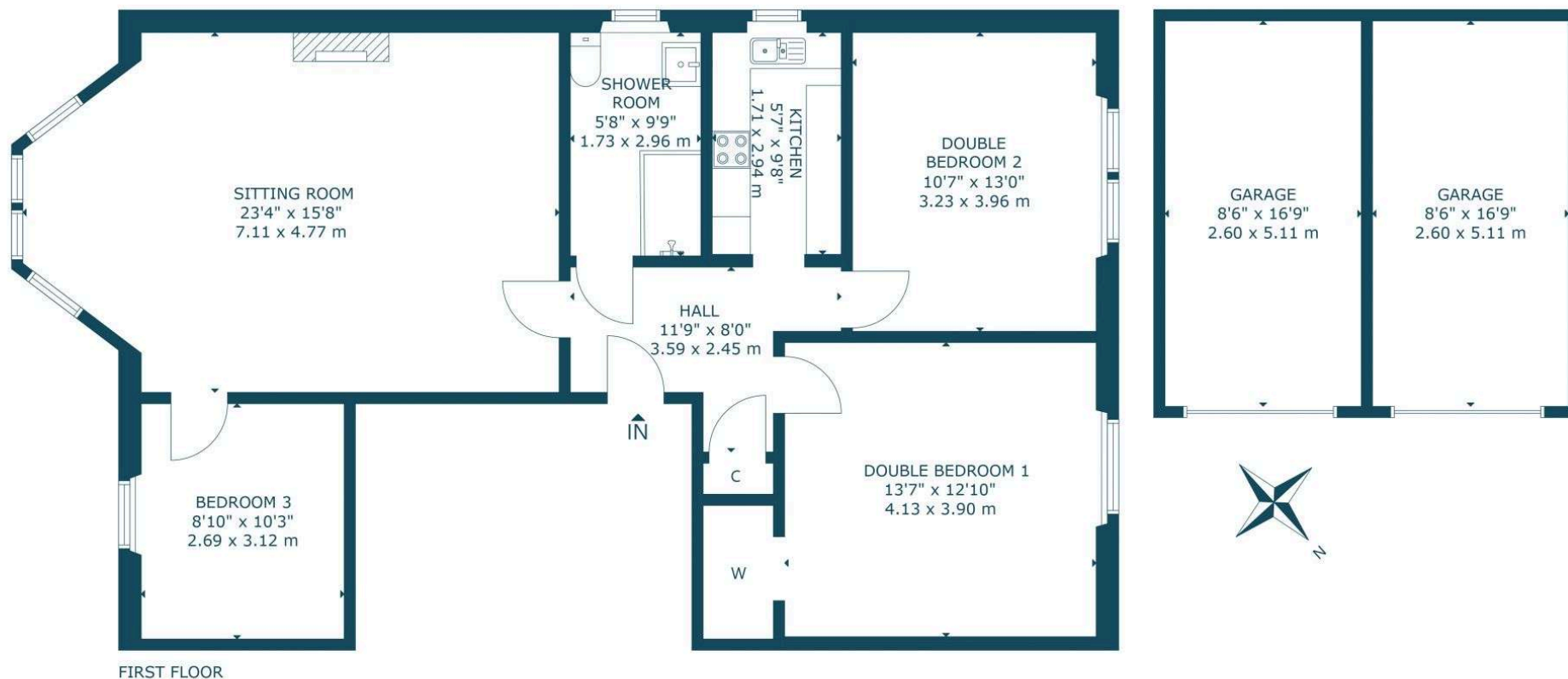
All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.



An aerial photograph of a residential area in Edinburgh, Scotland. The foreground shows a row of three-story stone houses with white window frames and bay windows. Some houses have small front gardens with green lawns and hedges. A road runs along the bottom of the frame. In the background, a large, grassy hill (Arthur's Seat) rises above the city. The sky is blue with scattered white clouds. A dark blue speech bubble with a white outline is positioned in the center of the image, containing the text 'COULTERS ©'. A thin blue line extends from the bottom of the speech bubble, pointing towards the houses in the middle ground.

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125/1F MAYFIELD ROAD, NEWINGTON, EDINBURGH, EH9 3AJ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 982 SQ FT / 91 SQ M
 GARAGE 294 SQ FT / 27 SQ M

All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

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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.