



COULTERS®

160A MAYFIELD ROAD

NEWINGTON, EDINBURGH, EH9 3AP

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

160a Mayfield Road is a unique, 3 bedroom detached bungalow situated in the highly desirable area of Newington.

The property, which is set back from the road behind private gates, has three private outside garden areas, an integrated garage and a parking area large enough for three cars.

KEY FEATURES



Superb detached bungalow in highly desirable location.



3 bedrooms, one with stylish ensuite showerroom.



3 garden areas - deck, patio and front courtyard.



Integral garage and parking area for 3 cars.



Excellent school catchment.



Public transport and amenities nearby.



EPC Rating - C



Council Tax Band - E



The well-presented accommodation, which is all on one level, comprises - spacious sitting room with sliding doors leading to the rear deck; kitchen/dining room with integrated appliances and door to the rear patio; principal bedroom with stylish en-suite shower room; double bedroom 2; bedroom 3/study; and bathroom. A door from the kitchen leads to the integral garage which has storage and a floored attic.

To the front of the house is a paved courtyard which can either be used as a garden or parking area. A decked garden is situated to the rear, with direct access from the sitting room via large sliding doors. A further patio/drying area is located off the kitchen.

A separate parking area provides parking for 3 cars and raised vegetable beds.





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 shops, restaurants, coffee shops and Cameron Toll Shopping Centre which has a wide range of high street retailers. It is popular with young professionals working in the city as the area has excellent transport links into the centre of town. Medical professionals, students and academics also find the area attractive due to the proximity of King's Buildings and the Royal Infirmary. To the south, the Edinburgh Bypass and Straiton Retail Park are easily accessible.

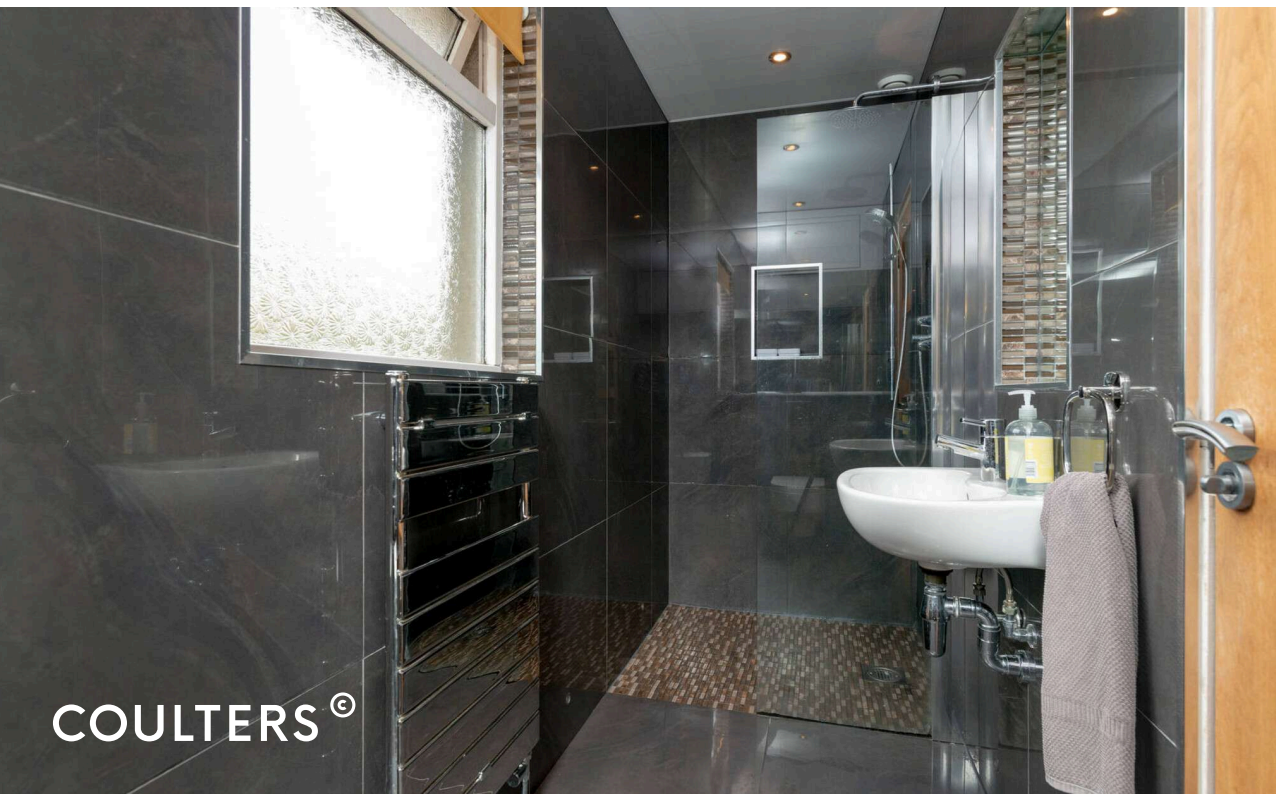
The property is in the School Catchment Area for Sciennes Primary School, St Peter's RC Primary School, James Gillespie's High School and St Thomas of Aquin's RC High School. Private School options such as George Heriots, George Watson's College and Merchiston Castle are within easy reach.

EXTRAS

All fitted blinds and light fittings are included in the sale price as are the kitchen appliances (oven, hob, extractor, dishwasher, washing machine and fridge/freezer). The storage on the rear patio is included.

Heating and hot water are provided by gas central heating and double glazing is fitted throughout.

HOME REPORT VALUATION: £425,000

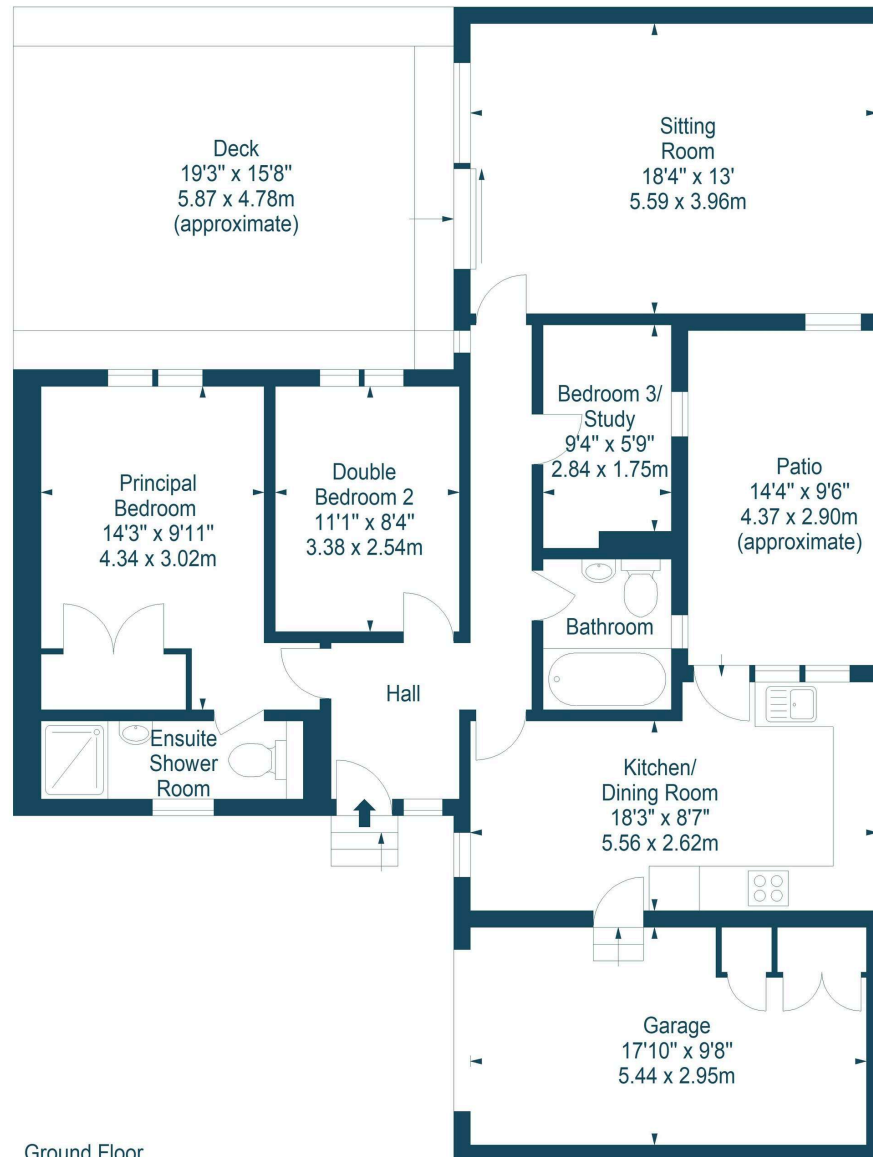




Mayfield Road,
Edinburgh,
Midlothian, EH9 3AP



Approx. Gross Internal Area
1115 Sq Ft - 103.58 Sq M
(Including Garage)
For identification only. Not to scale.
© SquareFoot 2025



Ground 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.