

COULTERS[©]



12/1 MAYFIELD TERRACE

NEWINGTON, EDINBURGH, EH9 1SA

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated in Newington's prestigious Blacket Conservation Area, this is a well-presented Category C listed two-bedroom garden flat. Set within an attractive stone-built semi-detached property, this generously proportioned property combines timeless period elegance with contemporary upgrades in one of Edinburgh's most desirable neighbourhoods.

Accessed via a shared entrance on ground level, the flat is situated down a flight of stairs. The accommodation flows from a welcoming hallway into a stunning sitting/dining room featuring a wood burning stove, bay window and French doors opening onto the sunny garden patio. The recessed open plan kitchen is fitted with shaker style cabinetry, granite worktops and ample workspace.

KEY FEATURES



Charming garden flat.



Two bedrooms & two bathrooms.



Private south-facing rear garden.



Allocated parking space.



Located in the prestigious Blacket Conservation Area.



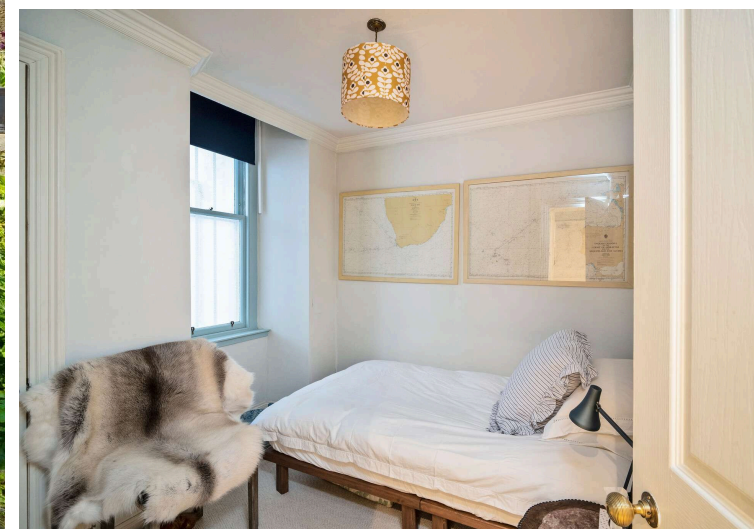
Well-regarded schooling closeby.



EPC Rating - D



Council Tax Band - F



The spacious principal bedroom includes a large built-in wardrobe and a sleek en suite shower room, while the second bedroom is served by a separate family bathroom with attractive paneling and electric underfloor heating.

Additional features include gas central heating, traditional sash-and-case windows, and a secure entry system.

Beautiful private garden grounds are situated to both the front and rear of the property. The landscaped front garden is situated on the left hand side when approaching the entrance. A fully enclosed south facing garden is accessed directly from the rear of the property. It is extremely well-maintained with a neat lawn, patio, mature borders and an outdoor store. The back gate leads to the residents' car park where the property benefits from an allocated parking space- a rare benefit in this central location.



THE LOCAL AREA

Mayfield Terrace occupies a prestigious Newington position in the Blacket Conservation Area. This sought after leafy location enjoys an array of beautiful green spaces on the doorstep from Holyrood Park and Arthur's Seat to the large open grassland of The Meadows with its sports pitches, tennis courts, and picnic spots. Picturesque surroundings and views are also to be enjoyed at the nearby Prestonfield Golf Club and Duddingston Golf Club whilst indoor recreation amenities include The Royal Commonwealth Pool with its state-of-the-art gym and 50m swimming pool.

There are fashionable bars and restaurants to experience as well as excellent day-to-day shopping nearby, whilst for larger shops, Cameron Toll Shopping Centre houses a Sainsbury's and Aldi supermarkets along with other retailers. It is ideally placed for the University of Edinburgh and The Royal Infirmary. Well-regarded schooling includes Preston Street Primary School and James Gillespie's High School. Edinburgh private school options such as George Heriot's School and George Watson's College are easily accessible. Thanks to an efficient bus service there is quick access to the City Centre and Waverley Train Station along with links to Edinburgh International Airport, and the City Bypass is within easy reach.

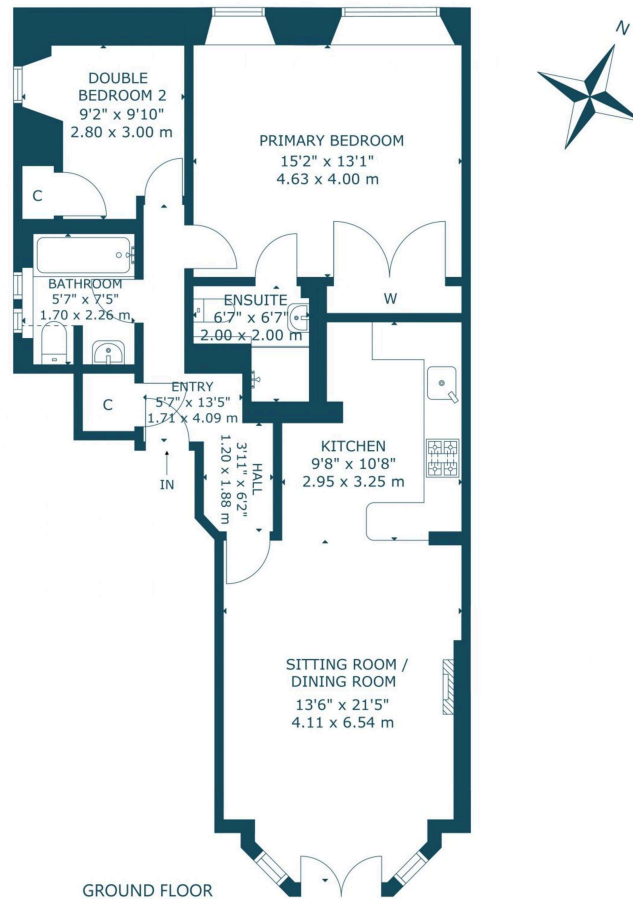
EXTRAS

All fixtures and fittings, including; blinds, light fittings, and fitted floor coverings. The curtains are NOT included. Please note that other items may be available through separate negotiation.

The factors for the development are James Gibb factors. The quarterly service charges are approximately £130.

HOME REPORT VALUATION: £385,000





12/1 MAYFIELD TERRACE, EDINBURGH, EH9 1SA
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 828 SQ FT / 77 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.