



36, Top Floor Flat, Mayfield Terrace
NEWINGTON | EDINBURGH | EH9 1RZ



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Set within a handsome and historic former semi-detached villa this top floor apartment boasts a large South facing communal garden, panoramic views of Arthur's Seat and the Pentland Hills and is in a block with only two other flats and would make an ideal buy in a tranquil, yet well-connected location.

Nestled on an exclusive tree lined street moments from Holyrood Park, excellent amenities and a myriad of university buildings the accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright twin windowed lounge, a contemporary kitchen with attractive units and breakfast bar, a wonderful master bedroom with built-in mirrored wardrobe and elegant en-suite shower room, two further well-proportioned double bedrooms (one currently utilised as a formal dining room) and the home is completed by an exquisite main bathroom with shower over bath.

Features include:

- Top floor apartment full of natural light
- Well-kept communal South facing rear garden
- Forming part of a historic villa
- Welcoming hallway with storage
- Bright lounge
- Contemporary kitchen with loft space for additional storage
- Three ample sized bedrooms
- Two bathrooms
- Secure entry system
- On street permit parking.

Energy Rating D. Council Tax band E.

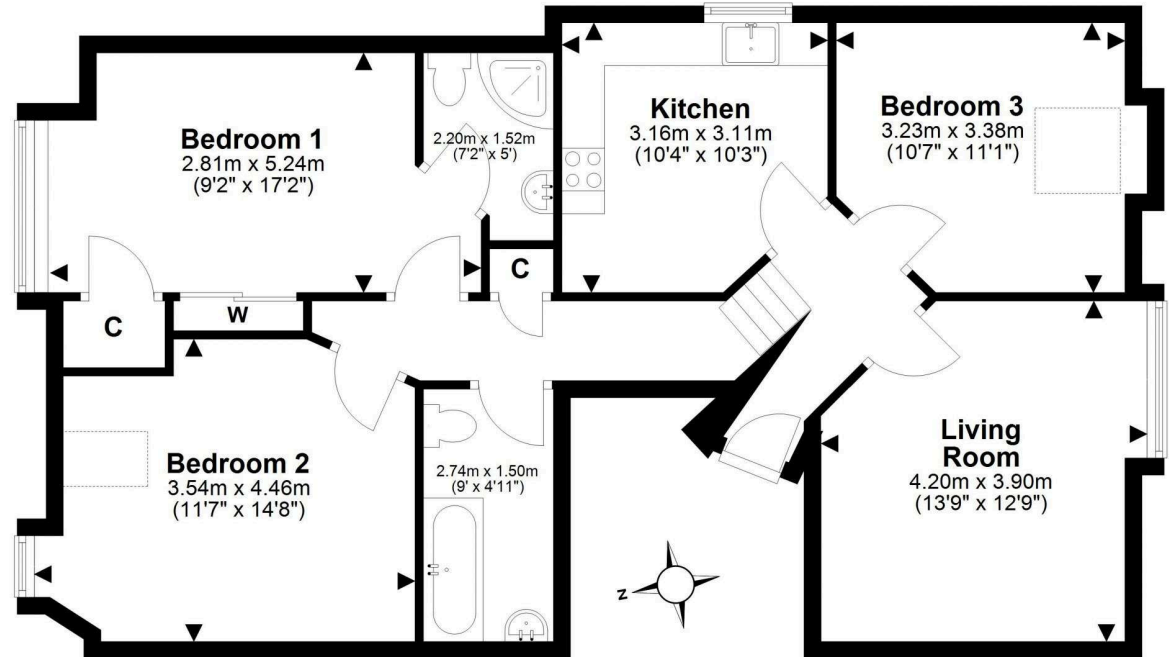
Included in the sale will be the fixtures, fittings and kitchen appliances (oven, hob, washing machine, fridge freezer). Items of furniture may be available by separate negotiation.

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



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, bars and restaurants. The Cameron Toll Centre offers shopping facilities open seven days a week. Leisure and sporting opportunities are in abundance and include the Festival Theatre, Summerhall, the Queen's Hall, Dynamic Earth and the Royal Commonwealth Pool. The property is conveniently placed for those connected to the Royal Infirmary, universities and Scottish Parliament. Regular bus services run to the City Centre and other areas, whilst Waverley Railway Station and the City Bypass are both within easy reach. Local catchment schools include Sciennes Primary School, Boroughmuir High School, James Gillespie's High School, and St Thomas of Aquin's Roman Catholic High School.





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.