



166 Mayfield Road
NEWINGTON | EDINBURGH | EH9 3AR


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Nestled on a handsome tree lined street, moments from excellent amenities, a myriad of university buildings and the hospital and the vast open green spaces of The Hermitage is this fully refurbished main door lower villa. Forming the lower half of an impressive stone built Victorian villa the property was seamlessly renovated to a high standard whilst retaining the character and period charm. It further boasts expansive garden grounds, a long driveway and garage and would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming vestibule and hallway with deep storage cupboard, a bright lounge with feature fireplace and doors to the rear garden, a generously sized dining room that flows through to the contemporary kitchen with attractive units and stylish worktops. There are two well-proportioned double bedrooms (one with bay window and built-in mirrored wardrobes) and the apartment is completed by an exquisite shower room. Externally the fully enclosed and sizable rear garden is mainly laid to lawn with a paved area ideal for al fresco entertaining and a working from home room currently utilized as a bar.

- Main door lower villa, part of handsome stone built villa
- Large garden grounds, driveway and garage
- Totally renovated to an impeccable standard
- Lounge, Dining room, Kitchen, Two bedrooms, Shower room

Energy Rating D, Council Tax Band F

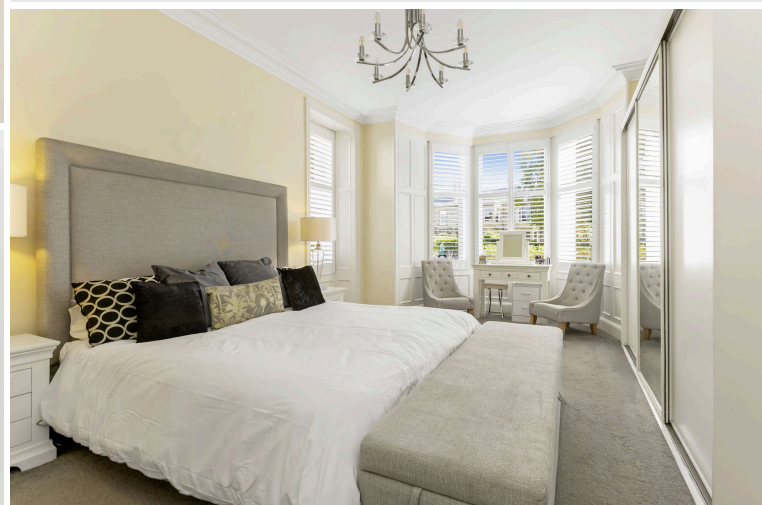
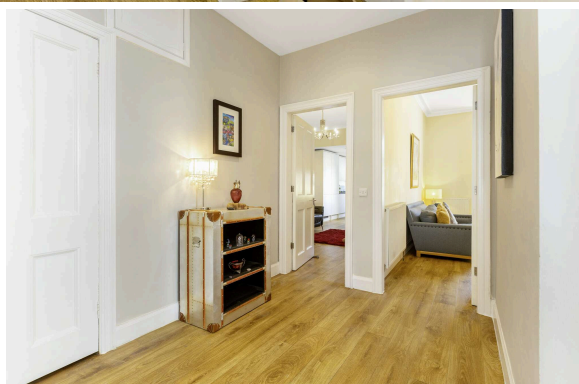
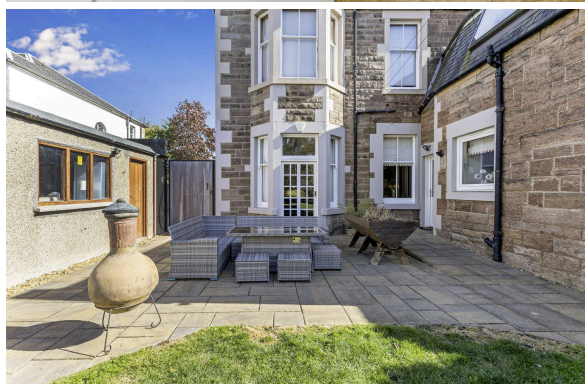
All integrated appliances, light fittings, curtains and blinds will be included in the sale.

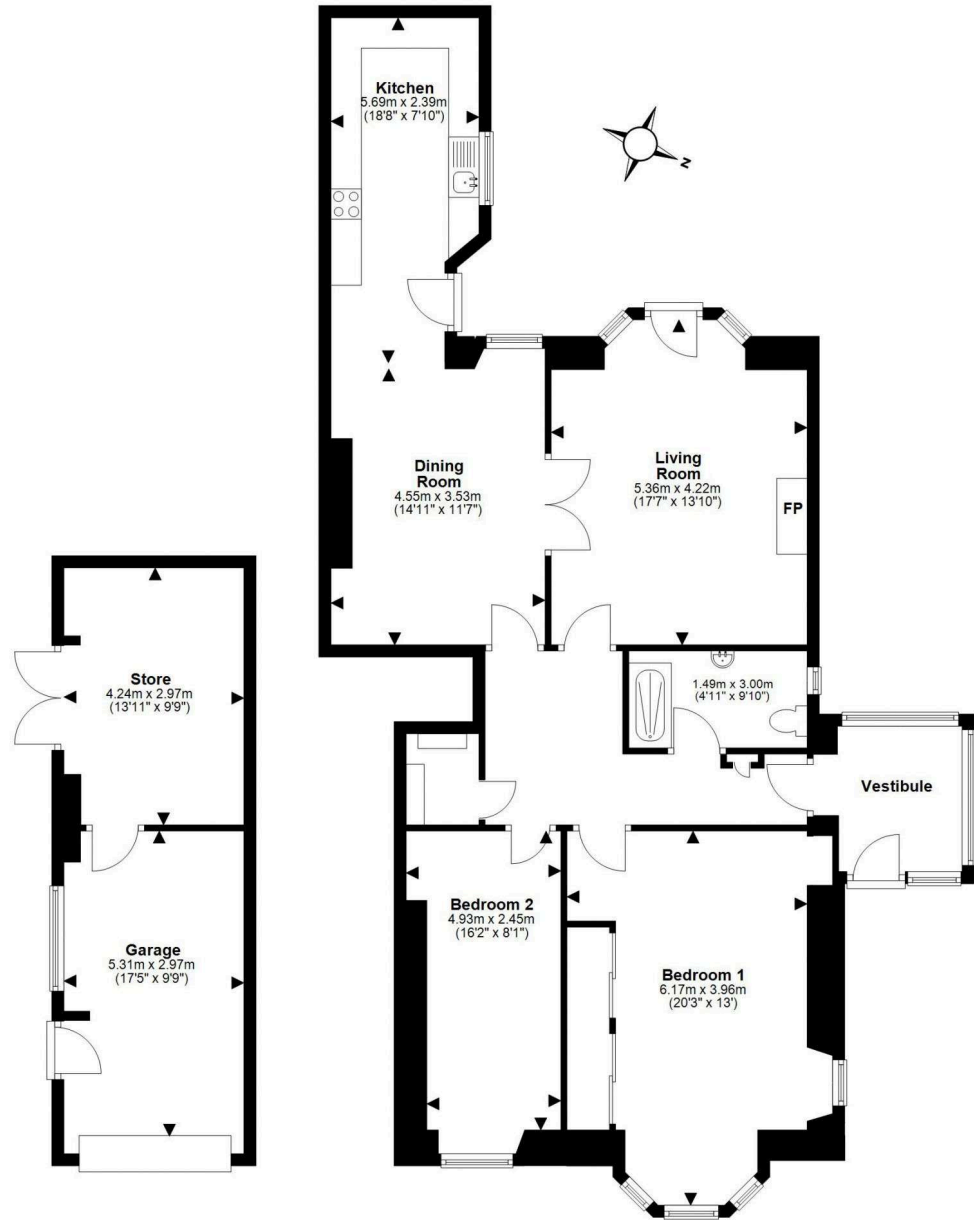


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Newington is a thriving community in Edinburgh's southside, popular amongst city dwellers and students alike due to the superb amenities on offer and the convenience of access to Edinburgh's business sector and the central universities. The area is 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.





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.