

20 MAYFIELD GARDENS

NEWINGTON, EDINBURGH, EH9 2BZ

Welcome to 20 Mayfield Gardens: a substantial Victorian property with elegant reception rooms, seven double bedrooms, and extensive bathroom facilities, offering the perfect combination of traditional allure with sympathetic interior design and modern finishings.



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— The property expert behind the personalised service
MARK CULLERTON

Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach. Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

Mark Cullerton



Welcome to 20 Mayfield Gardens
An exclusive seven-bedroom house

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Expansive dining room



Spacious bedrooms

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Property Name

20 Mayfield Gardens

Location

Newington, EH9 2BZ

Approximate total area:

299.23 sq. metres (3221 sq. feet)

 - Garden Level  - Ground Floor  - First Floor



A luxurious Victorian house of impressive scale





Part of Newington's Craigmillar Park conservation area, this exclusive seven-bedroom house is a truly outstanding turn-key property which forms part of a distinguished Victorian terrace. It covers 3221 square feet and offers a wealth of interior space which is finished to exceptionally high standards. The beautiful styling accentuates the carefully retained period features, working together to capture the magic of traditional architecture and prestige. Expansive reception rooms are supported by two well-appointed kitchens, while the bedrooms are served by four en-suites, a family shower room, and a separate family bathroom. It also has private parking and a mature garden. Currently, this property is an award-winning five-star luxury boutique hotel which could be continued by the new owners or used as an impressive home for large families. It is being sold with all guest house furniture included as well.

GENERAL FEATURES

- A luxurious Victorian house of impressive scale
- Extensive accommodation covering 3221 sq. ft.
- Elegant interior design and retained period features
- Set in Newington's Craigmillar Park conservation area

ACCOMMODATION FEATURES

- Traditional vestibule and hall with stained glass
- Expansive sitting room with a bay window
- Expansive dining room with a bay window
- Large, suntrap conservatory with garden views
- Two well-appointed kitchens (one with breakfast area)
- Seven bright and spacious double bedrooms
- Versatile sitting room/additional double bedroom
- Study/private office located on the garden level
- Four high-specification en-suite shower rooms
- Underfloor heating in three of the en-suites
- Premium family bathroom at the garden level
- Modern family shower room on the first floor
- Convenient hallway storage set on every floor
- Gas central heating and double-glazed windows

EXTERNAL FEATURES

- Private front courtyard with alternate entrance
- Fully-enclosed rear garden with a suntrap aspect
- Private driveway that accommodates two vehicles

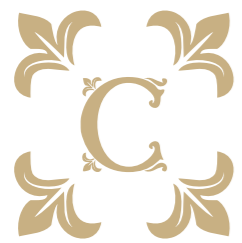


A stunning

introduction to a substantial Victorian home

20 Mayfield Gardens has a handsome façade with the main entrance flanked by decorative stained-glass top and side lights. Moving inside, you are welcomed by a vestibule with traditional floor tiles and hand-printed William Morris Wallpaper. It is a stunning introduction which continues into the hall where further period details and another stained-glass feature await.





"...a stunning introduction which continues into the hall where further period details and another stained-glass feature await..."





Sumptuous reception rooms

with period grandeur



Measuring over 270 square feet, the garden-level sitting room is an expansive reception area that is immaculately presented in crisp white and with a colour-coordinated carpet. It is fronted by a sweeping bay window with working shutters and is framed by an attractive feature fireplace for added decoration.

Expansive dining room

The dining room is even larger. It also benefits from a bay window and feature fireplace, as well as a picture rail and elaborate cornicing. Its period grandeur is complemented by the olive tones, white detailing, and wooden floorboards creating a sumptuous aesthetic for seated meals.

Large, suntrap conservatory

There is also a large, southwest-facing conservatory just off the kitchen/breakfast room. It offers space for lounge and dining furniture, and enjoys a scenic backdrop of the mature garden.



Kitchen / breakfast room

on the garden-level

The garden-level kitchen/breakfast room is bright and spacious, sporting a generous array of cabinets in white alongside downlit worktops in stone effect.

It is a highly practical design with plenty of space for a table and chairs for morning meals and coffee. An oven/grill and an electric hob come integrated, with room for freestanding goods.





A second kitchen is on the ground floor conveniently beside the dining room, providing further cabinet storage and workspace.

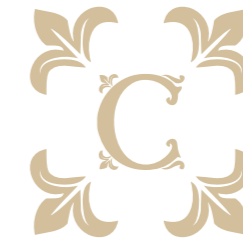


Seven double bedrooms



Located throughout the property are seven double bedrooms which have spacious dimensions, finished with elegant interior design.

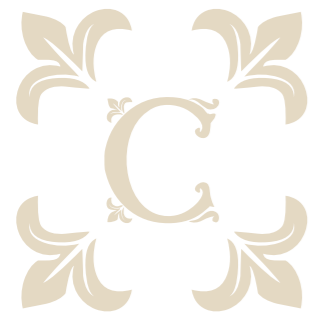




Offering space & style

Many of the rooms retain original period features and decorative flourishes, including exquisite cornice work that adds an extra layer of refinement. The bay-windowed fifth bedroom is exemplary in this regard, perfectly capturing the grandeur of Victorian sensibilities. Four rooms also boast the luxury of their own en-suite, while every room adheres to the high expectations established at the outset.

For proprietors, there is convenient hallway storage on every floor, as well as a garden-level study which is perfect as a private office.



"... original period features and decorative flourishes, including exquisite cornice work that adds an extra layer of refinement."



The versatile sixth bedroom

featuring wooden floorboards and olive-toned décor, is currently used as a sitting room for the first floor, providing a sophisticated space for socialising and quiet reflection.



*Furthermore,
the hallways
are bathed in
natural light
from a pyramidal
rooflight,
heightening an
airy ambience.*





High-specification bathrooms

20 Mayfield Gardens has four modern en-suite shower rooms (three featuring underfloor heating) that enjoy a high specification and a flawless finish. Of equal standards, it also has a premium family bathroom (with an overhead shower) located on the garden level and a family shower room (with storage) on the first floor.

Optimal comfort is assured thanks to double-glazed windows and gas central heating, which includes traditional Victorian radiators for added style.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances and guest house furniture to be included in the sale.

A mature garden

that captures an abundance of daily sun



To the rear, there is a large garden that is fully enclosed and professionally landscaped. It features a generous patio area and lawn all framed by established plants and trees for a colourful and leafy ambience. It is a beautiful space, particularly in the summer with its suntrap, southwest-facing aspect.



"...a beautiful space, particularly in the summer with its suntrapsouthwest-facing aspect..."

To the front, 20 Mayfield Gardens has a private courtyard at the lower level which includes an alternate entrance into the property. It also has private parking for two cars.



Private front courtyard with alternate entrance

Newington

Outstanding choice of artisan cafes, bars, restaurants, shops, and supermarkets along Nicolson Street and South Clerk Street

Located on the south side of the capital, approximately two miles from the city centre, Newington offers an array of housing options, from traditional tenements to grand villas, suiting every stage of life, and is popular with students due to its fantastic proximity to The University of Edinburgh campuses. This diverse demographic is reflected in the dynamic social scene and atmosphere, which is fuelled by an exciting blend of artisan coffee shops, pubs, bars, and cuisine from all corners of the globe. This is heightened further during the summer months when the area is transformed into the beating heart of the Edinburgh Festival Fringe. Newington sits between the much-loved green spaces of

Holyrood Park and The Meadows. It is close to public sports facilities at the Royal Commonwealth Pool with its Olympic-size pool, and renowned cultural venues include the Festival Theatre, the Queen's Hall, and the Summerhall multi-arts complex. Residents also enjoy access to an eclectic mix of independent shops, express supermarkets, and high-street retailers along Nicolson Street and South Clerk Street, with further shopping facilities available at nearby Cameron Toll Shopping Centre. Newington is within the catchment area for well-regarded schools and is served by comprehensive public transport links travelling across the city, day and night.





SCHOOLS

Sciennes and St Peter's RC Primary Schools, James Gillespie's and St Thomas of Aquin's High Schools, a choice of independent schools nearby, The University of Edinburgh campuses

CULTURE

Festival Theatre, the Queen's Hall, and Summerhall

SPORTS

Craigmillar Park Golf Course, Peffermill Playing Fields, Royal Commonwealth Pool

#1

A THRIVING & ROBUST AREA JUST SOUTH OF EDINBURGH CITY CENTRE

LOCATION



Diverse city district to the south of the city centre, near The Meadows and the iconic Arthur's Seat

TRANSPORT



Buses – 14, 30, 31, 33, 42, 51

City centre – 1.8 miles

Edinburgh

International Airport – 9.9 mile



FOOD & DRINK

Outstanding choice of artisan cafes, bars, restaurants, shops, and supermarkets along Nicolson Street and South Clerk Street, with further amenities at Cameron Toll Shopping Centre

PARKS

The Meadows, Arthur's Seat, Holyrood Park, Duddingston Loch, Inch Park

— *Where truly bespoke service is the cornerstone of our ethos*

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To discover how our bespoke, high-level service can best assist you, we warmly invite you to visit our office on St Stephen Street, Stockbridge. Alternatively, for a discreet and confidential consultation, one of our consultants would be delighted to meet with you at a time of your convenience.

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For further information on this property, or to arrange a viewing, contact Mark, who will be delighted to assist you.

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— *About Mark*

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Mark lives in Blackhall with his family and is, at heart, a devoted family man. Warm, sociable, and down-to-earth, you will find him in his kitchen, where he loves nothing more than cooking up a storm for family and friends. Whether spending quality time at home, running around after one of his three sons, or teeing off with friends, Mark brings the same spirit of care and connection to all he does.



CULLERTON'S

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SCAN TO DISCOVER MORE

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