Knight Frank

MINTO MEWS

Edinburgh, EH9

A STRIKING CONTEMPORARY HOME OFFERING LIGHT, GENEROUS PROPORTIONS AND MODERN LIVING

Quietly tucked away in one of Newington's most desirable settings.

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Local Authority: The City of Edinburgh Council

Council Tax band: G

Tenure: Freehold

Offers Over: £1,100,000

DESCRIPTION

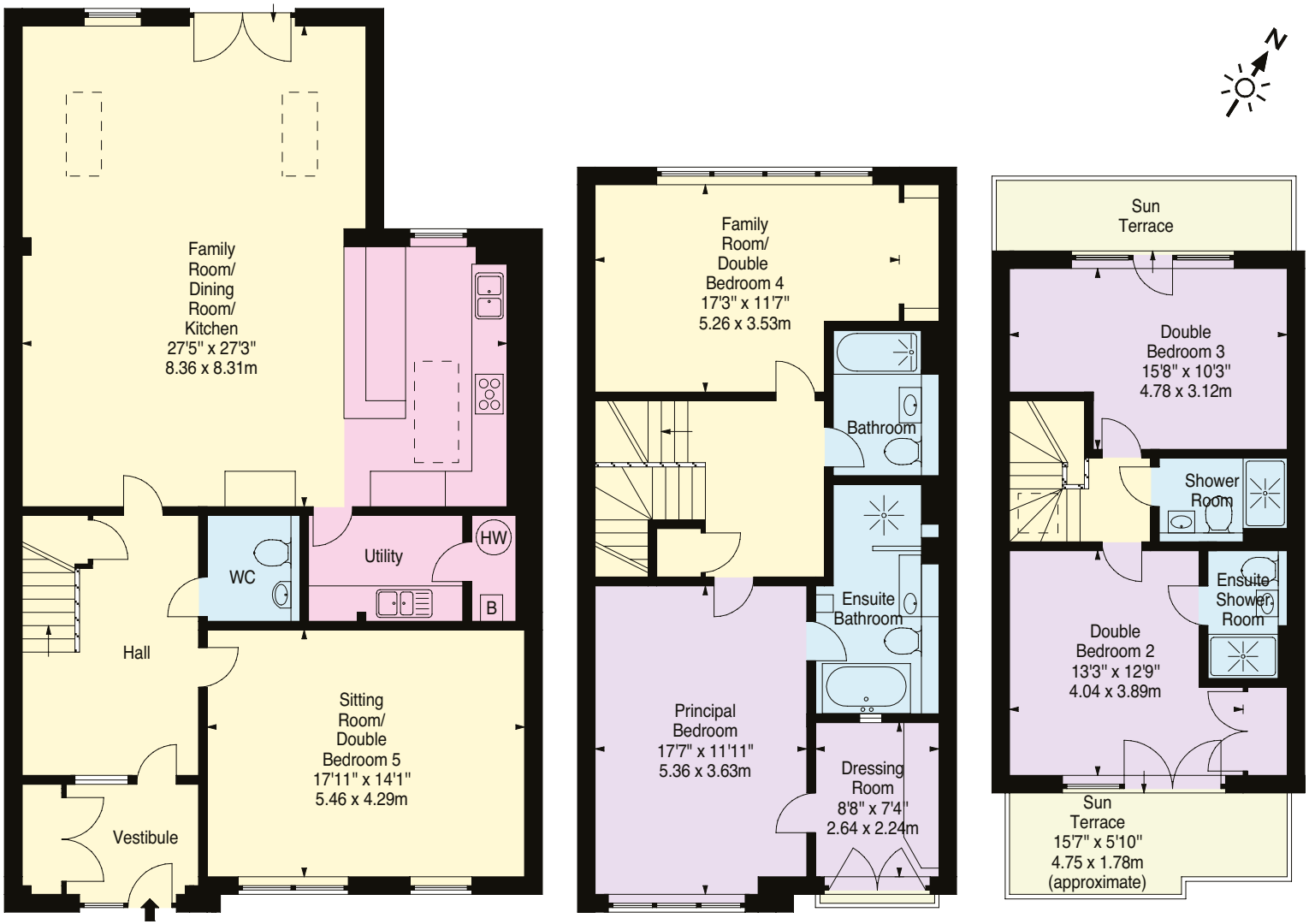
Set within an exclusive modern development in Newington, Minto Mews is a striking contemporary home offering approximately 2,500 sq ft of beautifully executed living space, defined by exceptional natural light, generous proportions and refined architectural detailing. Completed to a high modern standard and benefiting from two private parking spaces, the property combines sleek design with the calm privacy of a discreet mews setting.

The house opens into a welcoming vestibule and hallway that immediately set the tone for the scale and quality found throughout, leading into the impressive open-plan kitchen, dining and living space. This expansive area, with its clean contemporary finishes, skylights and extensive glazing, forms the social heart of the home. The modern kitchen features a large island and integrated appliances, while the adjoining dining and living zones flow effortlessly, creating a superb setting for entertaining and everyday life.

Large doors reveal the private rear garden, allowing natural light to pour in and enhancing the seamless indoor–outdoor connection. A sitting room or fifth bedroom to the front of the property, along with a convenient WC, complete this level. The entire ground floor benefits from underfloor heating.

A staircase rises to the first floor, where two substantial rooms offer outstanding flexibility. One is ideal as a family room or generous double bedroom, benefitting from excellent proportions and natural light. The principal suite occupies a significant portion of this floor and features a dedicated dressing room along with a luxurious en-suite bathroom. A beautifully finished bathroom serves this level.

The second floor is home to two well-appointed double bedrooms, each with access to a private sun terrace, creating elevated outdoor spaces with charming outlooks. One bedroom enjoys an en-suite shower room, while the other is served by a well-designed family shower room.



Reception
Bedroom
Bathroom
Kitchen/Utility
Storage
Outside

Ground Floor **First Floor** **Second Floor**

Approximate Gross Internal Area
2500 Sq Ft - 232.25 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Financial Guarantee/Anti Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/ funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

Externally, the rear garden has been thoughtfully landscaped to offer an attractive, low-maintenance outdoor environment with terraced seating and excellent privacy. Two private parking spaces further enhance the appeal of this desirable home.

Positioned in one of Edinburgh's most prestigious residential neighbourhoods, Minto Mews offers contemporary living at its finest, close to the amenities of Marchmont, The Grange and Bruntsfield, as well as outstanding local schools and expansive green spaces.

LOCATION

Newington is a highly desirable residential neighbourhood located just over a mile south of Edinburgh's city centre. The area offers an excellent range of local amenities, with independent shops catering to day-to-day needs and the Cameron Toll Shopping Centre within easy walking distance. Its position is particularly convenient for those connected to the University of Edinburgh, with the King's Buildings, the Royal Infirmary and the Scottish Parliament all close by.

Residents enjoy an abundance of recreational options, including the Royal Commonwealth Pool and the expansive green open spaces of Holyrood Park, Arthur's Seat, The Meadows and Blackford Hill, along with several renowned golf courses. Neighbouring districts such as The Grange, Morningside and Marchmont are all within easy reach, offering further amenities including a Waitrose, an M&S Food Hall, cafés, restaurants and additional leisure facilities.

Schooling in the area is excellent, with well-regarded state options including St Peter's Primary School and James Gillespie's High School, while leading independent schools such as George Watson's College, George Heriot's and Merchiston Castle School are also readily accessible. Regular bus services provide swift connections to the city centre and surrounding districts, and the City Bypass is easily reached, offering convenient links to the motorway network, Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing.

I would be delighted to tell you more.

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Your partners in property

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