



Flat 5, 4C Mayfield Gardens
Mayfield, EH9 2BU

deans 
Solicitors & Estate Agents LLP



FIRST FLOOR FLAT

- Sitting Room
- Kitchen
- Dining Room
- Two Double Bedrooms
- En-suite Shower Room
- Bathroom
- Balcony
- Communal Grounds
- Residents Parking
- Garage
- Double Glazing & GCH
- EPC Rating – C



Situated within the highly desirable Mayfield area, on the border of Newington and The Grange, this generously proportioned first-floor flat enjoys a peaceful residential setting while remaining within easy reach of Edinburgh City Centre. An excellent selection of local amenities can be found nearby, with a variety of independent shops, cafés, restaurants and bars available in Newington, Marchmont, Bruntsfield and Morningside. The property is also ideally placed for an abundance of attractive green spaces, including The Meadows, Blackford Hill, Holyrood Park, Arthur's Seat and Salisbury Crags. A range of highly regarded schooling is available within the surrounding area, while excellent public transport links provide convenient access throughout the city. The Edinburgh City Bypass and Edinburgh Airport are also within easy reach. The accommodation comprises: entrance vestibule leading to a welcoming hallway, bright and spacious sitting room, separate fitted kitchen, dining room with access to a private balcony, generous principal bedroom with en-suite shower room, second well-proportioned double bedroom and family bathroom. Externally, the property benefits from well-maintained communal gardens to the front and rear, a residents' car park and a single garage, providing valuable additional parking and storage space. Further benefits include gas central heating and double glazing. Included in the sale are all fitted floor coverings, curtains, oven, hob, extractor hood, fridge-freezer and washing machine. All items included in the sale are sold as seen, with no warranty provided. The property is factored by James Gibb Factoring, with an approximate factoring fee of £400-£440 per quarter.



**Mayfield Gardens,
Edinburgh, EH9 2BU**



Approx. Gross Internal Area
1012 Sq Ft - 94.01 Sq M
Garage

Approx. Gross Internal Area
190 Sq Ft - 17.65 Sq M

For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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