



Fixed Price £775,000
Impressive Victorian Terraced
House.

Guest House or Family Home on 4 floors.
9 Bedrooms –en-suite • Diningroom • Kitchen.
Self contained apartment or further 3 bedrooms.
Many original Features • Private Parking and Garden.

SNEDDON MORRISON
Solicitors & Estate Agents

ESPC
espc.com

International Guest House
37 Mayfield Gardens,
Edinburgh, EH9 2BX



General Description

Impressive Victorian terraced house located in the much sought after residential area of Newington to the south side of the city. Currently run as a Four Star Guest House but ideally suited as a substantial family home subject to necessary local authority consents. "The International" has an established reputation as a popular and high quality guest house in Edinburgh's tourist and business market. The property is arranged over 4 floors with 9 bedrooms all en-suite and a further 3 en-suite bedrooms or self contained apartment at garden level.

The spacious accommodation retains many original features including decorative cornicing and ornate ceiling tracery. The house is in good decorative order and has gas central heating throughout. To the front there is private parking for guests and a garden with lawn to the rear. The combination of excellent location and the general presentation of the property, retaining many fine original features, makes this a house well worth viewing in the current market. Viewing is strictly by appointment and the Home Report available on request.





Accommodation

Entrance Hall

Pine Staircase to upper floor. Stairs to basement level. Decorative cornice and dado rail.

Diningroom/ Sittingroom

Bay window to front. Marble fireplace with living flame gas fire. Decorative cornice and ceiling tracery. Central rose.

Kitchen



Modern wood units. Part wall tiling. Twin stainless steel sinks. Vinyl flooring. Sash window to rear.

Storeroom

Window to rear.

Bedrooms

Family room Room 8

Family room with twin sash windows to rear garden. Carpet. Central heating radiator. Decorative cornice. Door to en-suite.

En-suite Bathroom

3 piece coloured suite with bath and shower mixer, wash hand basin and WC. Fitted carpet. Central heating radiator.

First Floor

Landing

Stairs to upper floor. Shelled cupboard. Decorative cornice.

Bedroom Room 4

Single bedroom with sash window to front. Plain cornice. Door to en-suite.

En-Suite Showerroom

Shower cabinet. Shower mixer, wash hand basin and WC. Marble wall board. Fitted carpet. Central heating radiator.

Bedroom Room 5

Family room with bay window to front. Decorative cornice. Ceiling rose and tracery. Fitted carpet. Central heating radiator. Door to en-suite bathroom.

En-Suite Bathroom

Bath with shower mixer and screen, wash hand basin and WC. Marble wall board. Fitted carpet. Central heating radiator.

Bedroom Room 6

Twin room with sash window to rear. Decorative cornice. Fitted carpet. Central heating radiator. Door to en-suite.

En-suite Bathroom

Bath with shower mixer and screen, wash hand basin and WC. Marble wall board. Fitted carpet. Central heating radiator.

Bedroom Room 7

Single bedroom with sash window to rear. Fitted carpet. Central heating radiator. Door to en-suite showerroom.

En- suite Showerroom

Shower with wash hand basin and WC. Fitted carpet. Central heating radiator.

Second Landing

Glazed cupola. Decorative cornice.

Bedroom Room 1 a

Single bedroom with sash window to front. Part coombed ceiling. Plain cornice. Fitted carpet. Central Heating radiator. Door to en-suite showerroom.

En-suite Showerroom

Corner shower cabinet with wash hand basin and WC. Fitted carpet. Central heating radiator.

Bedroom Room 2

Family room with sash window to front. Part coombed ceiling. Plain cornice and centre rose. Fitted carpet. Door to en-suite showerroom.

En-suite Showerroom

Shower cabinet with wash hand basin and WC. Marble wall board. Fitted carpet. Central heating radiator.

Bedroom Room 3

Family room with sash window to rear. Plain cornice. Fitted carpet. Central heating radiator. Door to en-suite showerroom.

En-suite Showerroom

Shower cabinet with wash hand basin and WC. Marble wall board. Fitted carpet. Central heating radiator.

Bedroom Room 1b

Single room with sash window to rear. Part coombed ceiling. Fitted carpet. Central heating radiator. Door to en-suite.

En-Suite Showerroom

Shower cabinet with wash hand basin and WC. Marble wall board. Fitted carpet. Central Heating radiator.

Garden Level Accommodation

The basement is self contained and can be entered from a well area to the front of the house. There is a storeroom within the well area located under the car park.

Kitchen

Stylish modern fitted kitchen with tiled flooring. Door to cellars, external stairs and basement. Sash window to well area.

Hall

Stairs to upper floor. Understair storage cupboard. Linen cupboard. Utility room off.

Bedroom Room 9

Double bedroom with bay window to well area. Plain cornice. Fitted carpet. 2 central heating radiators. Door to en-suite showerroom.

En- suite Showerroom

Shower cabinet with shower mixer and sliding screens. Wash hand basin and WC. Fitted carpet. Central heating radiator.

Bedroom Room 10

Double bedroom with sash window to rear. Fitted carpet. Central heating radiator. Door to en-suite showerroom.

En-suite Showerroom

Shower cabinet with mixer and shower screen. Wash hand basin and WC. Marble effect wall board. Fitted carpet. Central heating radiator.

Bedroom / Sittingroom Room 11

Sash window to rear. Fitted carpet. Door off to boiler room. Door to en-suite showerroom.

En-suite Showerroom

Corner shower cabinet with mixer, wash hand basin and WC. Marble wall board. Fitted carpet. Central heating radiator.

Boiler Room

Door and small window to rear garden.

Laundry Room

Plumbed for washing machine and 2 tumble dryers. Fitted shelves.

Gardens

Private gardens mainly laid to lawn at the rear of the property.

Parking

The car park in front of the house can accommodate 3 cars.

Extras – included in the sale

Most of the furniture is included apart from some diningroom units. The chandelier by separate negotiation.

Viewing

Viewing by appointment Please contact Sneddon Morrison property department on 01501 740 345

Noting Interest

Interested parties should note their interest in this property to Sneddon Morrison Property Department Tel 01501 740 345 Fax 01501 745 440 through their own Solicitors.

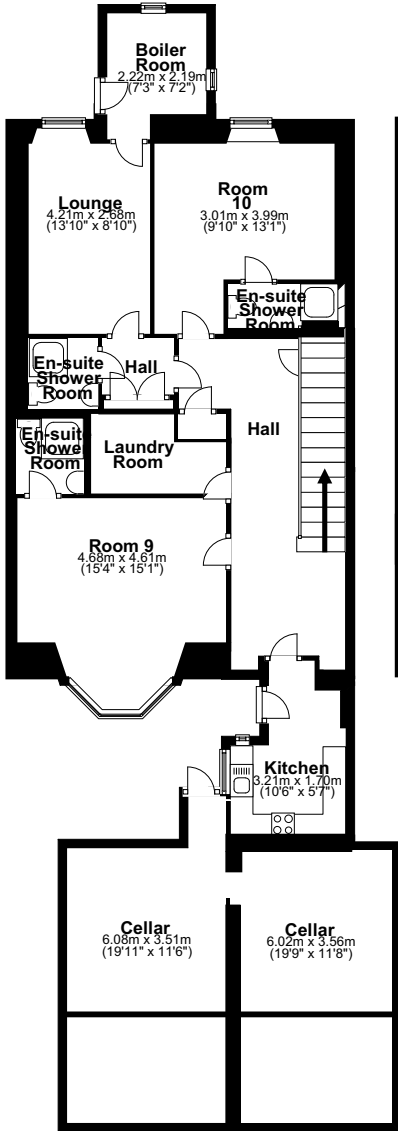
Surveyors

Contact Sneddon Morrison Property Department

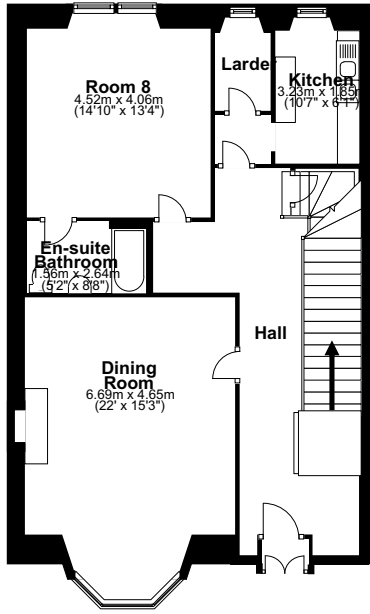
WHILE THE ABOVE PARTICULARS ARE BELIEVED TO BE CORRECT THEY ARE NOT WARRANTED AND DO NOT FORM OR CONSTITUTE PART OF ANY CONTRACT.

PLEASE NOTE THAT ALL MEASUREMENTS ARE APPROXIMATE AND SHOULD NOT BE TAKEN AS EXACT SIZES

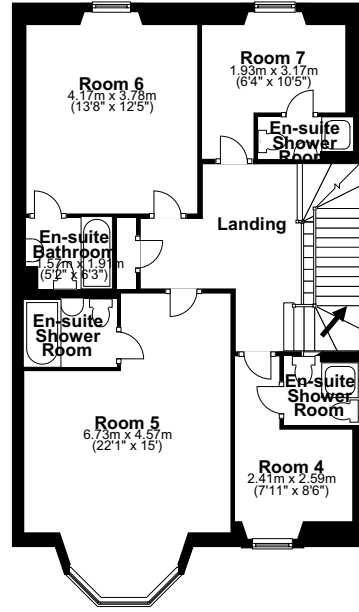
Lower Ground Floor



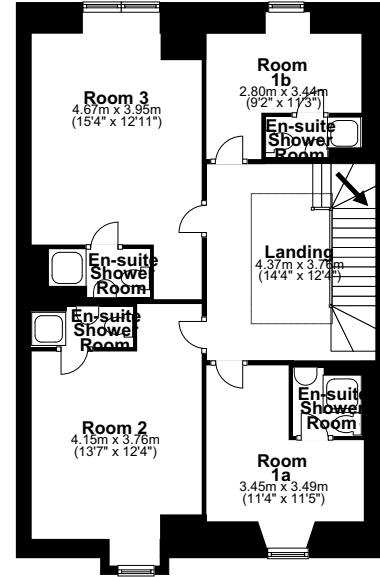
Ground Floor



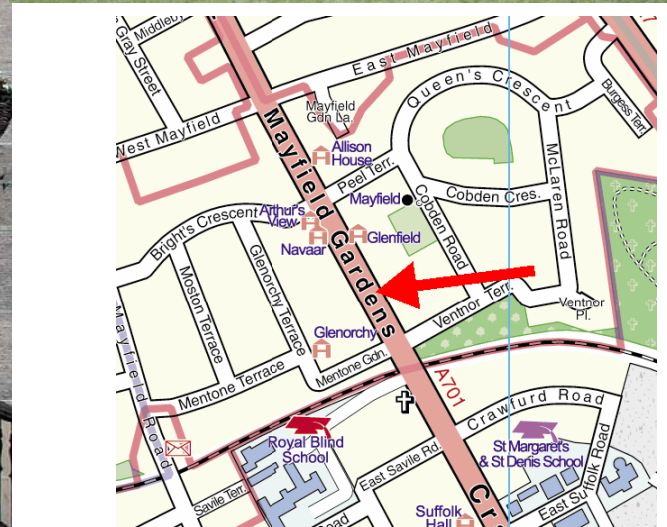
First Floor



Second Floor



Whilst every attempt is made to ensure accuracy of plans, it is the responsibility of the client to ensure errors are picked up and reported to Bigwood Estates Ltd for correction.



WHILE THE ABOVE PARTICULARS ARE BELIEVED TO BE CORRECT THEY ARE NOT WARRANTED AND DO NOT FORM OR CONSTITUTE PART OF ANY CONTRACT.

PLEASE NOTE THAT ALL MEASUREMENTS ARE APPROXIMATE AND SHOULD NOT BE TAKEN AS EXACT SIZES.

SNEDDON MORRISON
Solicitors & Estate Agents

www.sneddonmorrison.co.uk
Tel: 01501 740 345 Fax: 01501 745 440 Email: property@sneddons-ssc.co.uk
2 West Main Street, Whitburn, West Lothian, EH47 0QZ
Linbar House, 48 North Bridge Street, Bathgate, West Lothian, EH48 4PP