

SIMPSON & MARWICK



29/2 Mayfield Gardens, Newington, Edinburgh, EH9 2BX



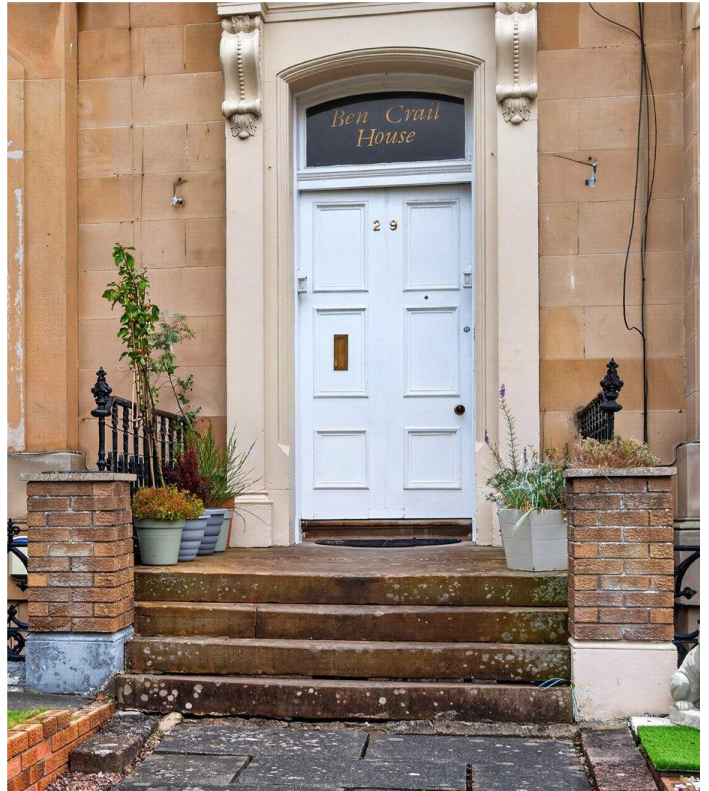
1

1

1

EPC: D (65)
Council Tax - D

Charming 1-bedroom flat in sought-after location with access to garden at front of property, communal pathways and private parking and private parking.



- Ground floor flat
- One bedroom
- Integrated gas hob
- Three-piece bathroom
- Communal gardens
- Private parking space
- Double glazed windows
- Gas central heating
- Private front garden
- Convenient location

Situated on the ground floor, this well-presented flat offers a welcoming lounge perfect for relaxation, leading through to a kitchen with an open outlook, good worktop space and integrated gas hob. The bedroom provides a restful sanctuary with view to Arthurs Seat, whilst the bathroom features a convenient three-piece suite, ideal for modern living.

Double glazed windows and gas central heating, serviced by a Ferroli boiler, ensure the property is both energy-efficient and comfortable year-round. Outside, enjoy access to a small private front garden and communal pathways. The property benefits from an allocated parking space, enhancing its appeal to both first-time buyers and investors.

Location

Located in the vibrant area of Mayfield Gardens, this property is ideally positioned for access to both the City Centre and the surrounding areas. With excellent transport links and a variety of local amenities, including restaurants, shops, and recreational facilities, the neighbourhood offers both convenience and a sense of community.

Fixtures and Fittings

All blinds, curtains, and light fittings are included in the sale of this property. Please note that other items may be available through separate negotiation.

Viewing Details

By appointment contact Simpson & Marwick

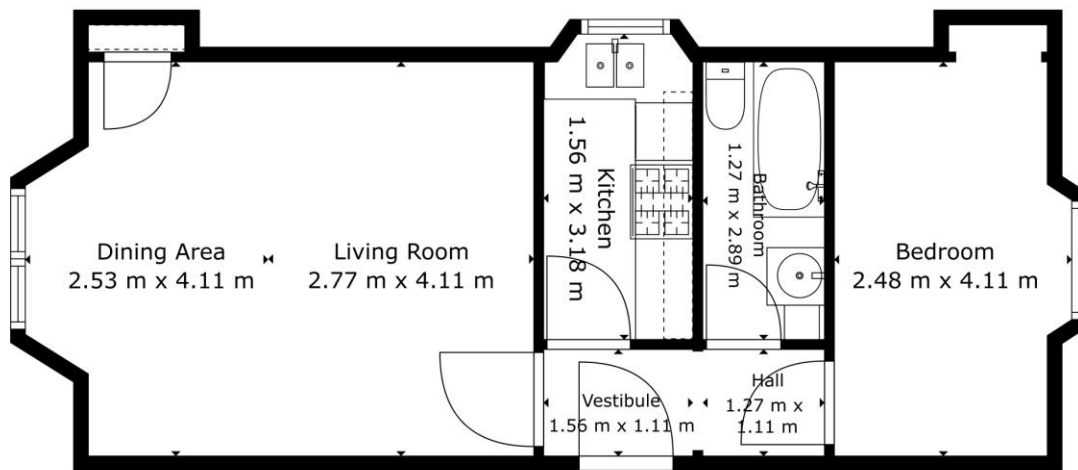


SIMPSON & MARWICK

29/2 Mayfield Gardens,
Newington, Edinburgh, EH9 2BX

Approx. Gross Internal Area:
473.612 Sq Ft (44 Sq M)

For Identification purposes only. Not to scale.



Simpson and Marwick

4 Albyn Place
Edinburgh, EH2 4NG

T: 01315815700
E: viewings@simpsonmarwick.com

www.simpsonmarwick.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		