



14/2 Mentone Terrace

Edinburgh, EH9 2DG



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AS Anderson
Strathern

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Situated within a charming Victorian villa dating from around 1900, this handsome first-floor flat offers exceptionally bright and generously-proportioned accommodation extending to approximately 85 sqm. Occupying a sought-after position in the heart of South Edinburgh, the property benefits from the superior everyday practicality inherited from its traditional character and ideal location.

The accommodation is centred around an impressive, bay-windowed living/dining room measuring almost 23 feet in length, creating a wonderful space for daily life, which is also conducive to entertaining. Further accommodation comprises a fitted kitchen, two well-proportioned double bedrooms, a bathroom and a welcoming central hallway. The second bedroom would be equally suited as a home office, guest room, or child's bedroom.

Traditional features, including sash-and-case windows and an open fireplace within the living room, enhance the property's period character, while gas central heating served by a combi boiler provides modern comfort.

A particular feature of the property is the private garden ground, together with a single garage and parking space to the front, amenities rarely available with period flats in such a desirable city location.

Forming part of an exclusive conversion of just three residences, the property offers an appealing combination of: generous proportions; exemplary period character; outdoor space; valuable private parking; excellent school catchment areas. Making it an exceptional opportunity for a range of purchasers.

Property features

- First Floor Victorian Flat
- Two double bedrooms
- Spacious Bay-Windowed Lounge
- Open Fireplace
- Gas central heating
- Private garden area
- Single garage with off-street parking





Location

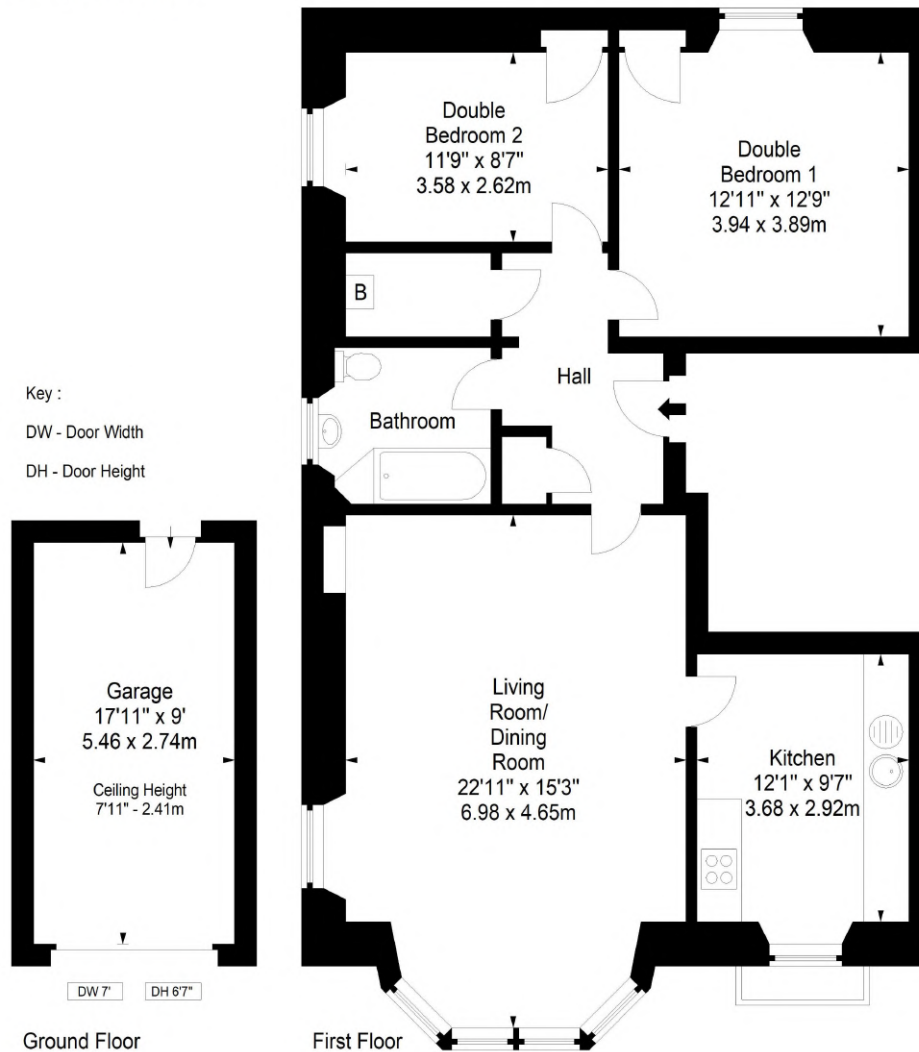
Newington is a prized residential neighbourhood to the immediate south of Edinburgh City Centre, close to James Gillespie's High School and to multiple campuses of The University of Edinburgh. En-route from the property to the city centre via Causewayside or South Clerk Street, are the Independent Cafes and Bars for which the area is known, as well as niche outlets such as booksellers, vintage antique stores, and other specialist shops along the walk from Mayfield Road to the vibrant hub of The East Meadows, Summerhall, and George Square Gardens. Fitness and recreation amenities include the nearby olympic-standard Royal Commonwealth Pool and Leisure Complex. Wide-open spaces at-hand to the property include Holyrood Park, Arthur's Seat, and The Meadows. Newington is well-served by Edinburgh's leading bus and cycleway services. The area is also well-suited for access to Edinburgh Royal Infirmary, to The Scottish Parliament, and to Campuses of The University of Edinburgh. There is good road access to the city bypass and thereon to the main motorway network.



**Mentone Terrace,
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Approx. Gross Internal Area
911 Sq Ft - 84.63 Sq M
Garage
Approx. Gross Internal Area
162 Sq Ft - 15.05 Sq M
For identification only. Not to scale.
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Ground Floor

First Floor

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated appliances, light fittings and fixtures. Free-standing appliances may be available by separate negotiation. The seller will not warrant the working order of any appliances, systems or services.

The property is strictly sold as seen.

Council Tax band E

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

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 receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form 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 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 Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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