

29 Mayfield Terrace, Newington, Edinburgh, EH9 1RY



## 29 Mayfield Terrace | Newington | EH9 1RY

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### Description

Situated in Newington's prestigious Blacket Conservation Area, is this most impressive double upper conversion of immense charm and character. Set within a handsome stone-built townhouse, this generously proportioned and versatile home combines timeless period elegance with contemporary upgrades in one of Edinburgh's most desirable neighbourhoods. The elegant property offers an enticing opportunity for city professionals wishing to live close to the city centre in a sought-after address but with easy access to open green spaces.

### Features

- Superb traditional double upper conversion enviably set within Blacket Conservation Area
- Sunny, open views to the south
- Private main door entrance with lower hall and staircase to main accommodation
- Bay windowed living room with ornate plaster detailing, feature fireplace and rich timber flooring
- Contemporary kitchen/dining room with integrated appliances
- Three spacious double bedrooms and bedroom 4/study
- Stylish re-fitted shower room with additional shower room on top level
- Gas central heating
- On street permit parking

### Extras

The blinds, bedroom curtains, light fittings, integrated double oven, hob, dishwasher, washing machine, undercounter bin storage, fridge/freezer and external storage shed are included.

EPC Rating: C



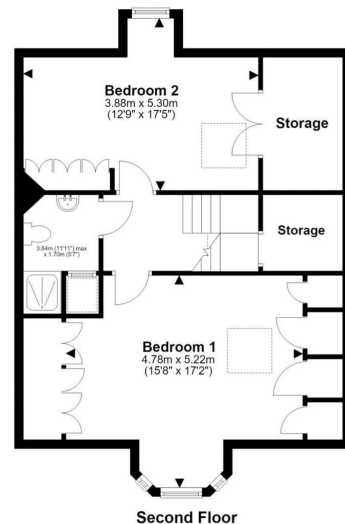
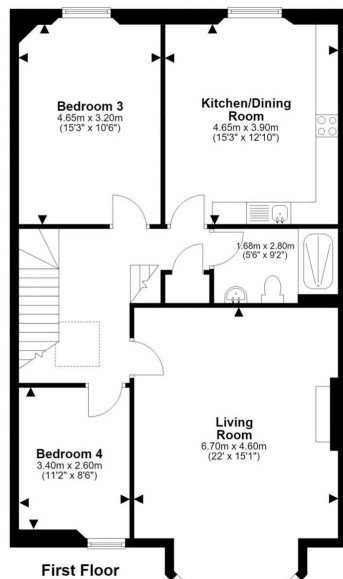
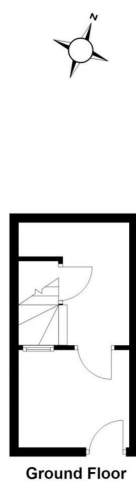
### Location

Mayfield Terrace occupies a prestigious Newington position in the Blacket Conservation Area. This sought after leafy location enjoys an array of beautiful green spaces on the doorstep from Holyrood Park and Arthur's Seat to the large open grassland of The Meadows with its sports pitches, tennis courts, and picnic spots. Picturesque surroundings and views are also to be enjoyed at the nearby Prestonfield Golf Club whilst indoor recreation amenities include The Royal Commonwealth Pool with its state-of-the-art gym and 50m swimming pool. There are fashionable bars and restaurants to experience as well as excellent day-to-day shopping nearby, whilst for larger shops, Cameron Toll Shopping Centre houses a Sainsbury's and Aldi supermarkets along with other retailers. It is ideally placed for the University of Edinburgh and The Royal Infirmary. Well-regarded schooling includes Preston Street Primary School and James Gillespie's High School. Edinburgh private school options such as George Heriot's School and George Watson's College are easily accessible. Thanks to an efficient bus service there is quick access to the City Centre and Waverley Train Station along with links to Edinburgh International Airport, and the City Bypass is within easy reach.

### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.



1 Inverleith Terrace  
Edinburgh  
EH3 5NS  
T: 0131 557 3188  
F: 0131 557 6561  
[www.connormalcolm.com](http://www.connormalcolm.com)

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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