

125/1 Mayfield Road

NEWINGTON, EDINBURGH, EH9 3AJ



*EXCEPTIONAL THREE BEDROOM VICTORIAN TOWNHOUSE CONVERSION
WITH SPECTACULAR VIEWS OF EDINBURGH CASTLE AND ARTHUR'S SEAT,
STUNNING PERIOD FEATURES AND TWO GARAGES*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present to the market this exceptionally spacious three-bedroom first-floor flat, forming part of an impressive Victorian townhouse conversion in Edinburgh's highly desirable Southside. Offering wonderful proportions, spectacular views, beautiful period features and the exceptionally rare benefit of two garages to the rear, this is a truly special property that offers an outstanding opportunity to create a beautiful city home.

The property is accessed via a welcoming communal entrance and stairs, leading to a spacious hallway which provides access to the accommodation. The impressive living room is undoubtedly the heart of the home, featuring large windows that flood the room with natural light, high ceilings, beautiful decorative cornice and a wonderful period fireplace which creates a striking focal point. From the front of the property, the living room enjoys an exceptional outlook towards Edinburgh Castle, adding to the character and appeal of this magnificent room.

The Property





A versatile bedroom or home office is conveniently positioned just off the living room, providing an excellent additional space for working from home, guests or flexible family living. The modern kitchen is positioned off the hallway and provides a practical and well-appointed space for everyday use.



To the rear of the property are two exceptionally spacious double bedrooms, both of which benefit from spectacular open views towards Arthur's Seat. These stunning views provide a wonderful backdrop and are a particular highlight of the property. The principal bedroom also offers excellent proportions and ample space for bedroom furniture and storage.





Bedroom 2

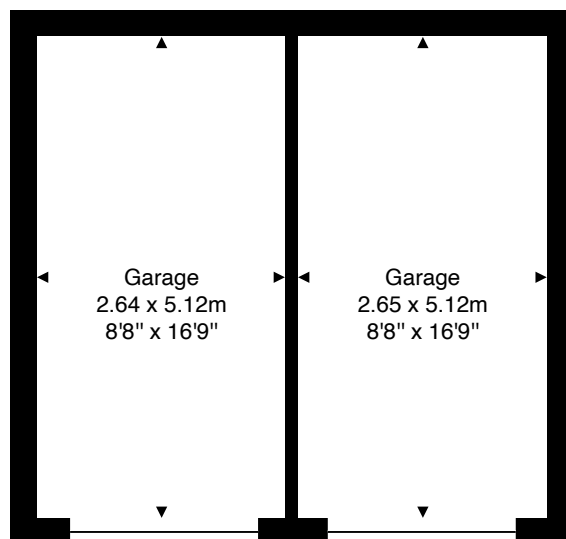
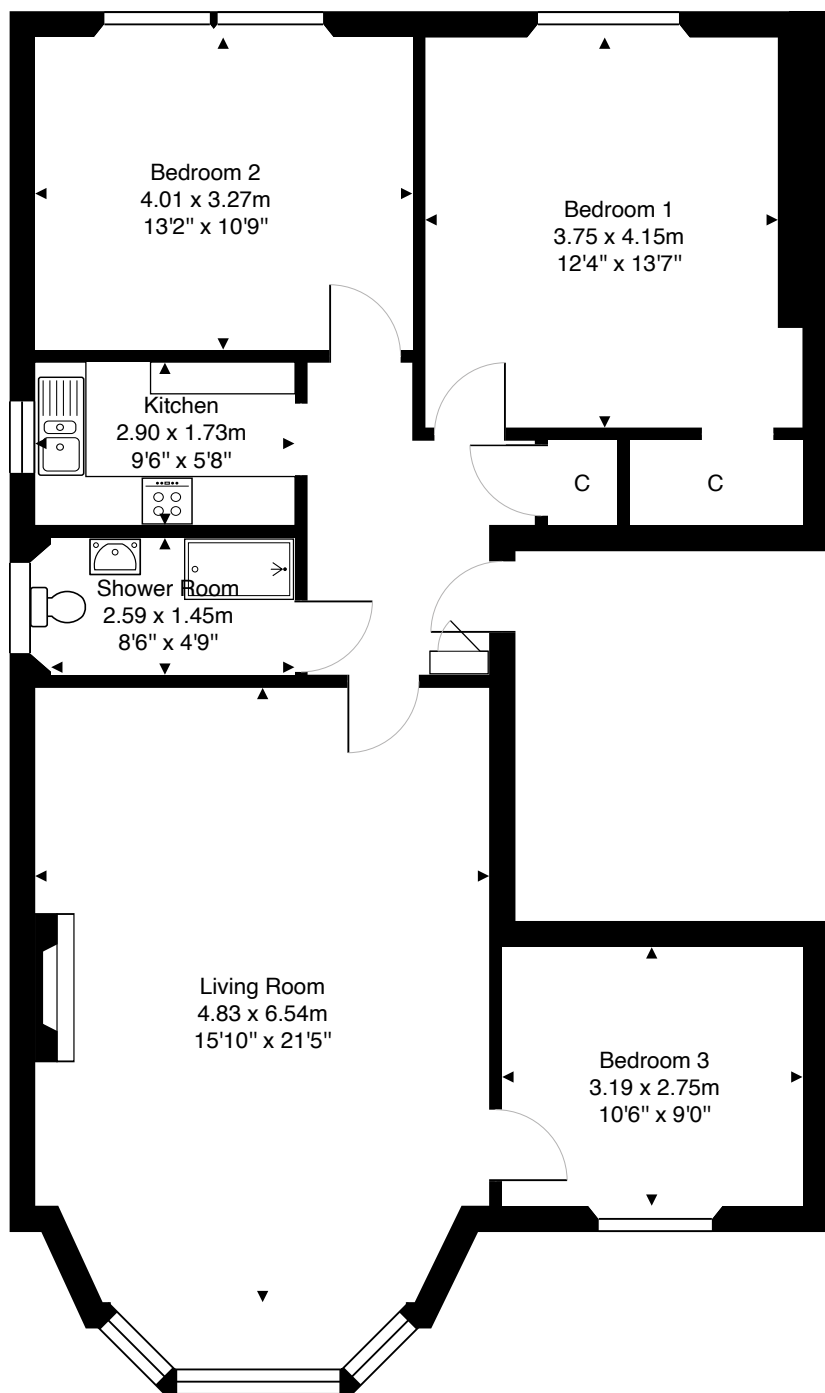




The accommodation is completed by a modern bathroom, beautifully finished with a walk-in shower, wash hand basin, WC and contemporary fittings. The property further benefits from gas central heating and double glazing.







Gross internal floor area (m²): 90m²

EPC Rating: D



A particularly rare and valuable feature of this exceptional home is the inclusion of two adjoining garages situated to the rear of the property. Both garages benefit from light and power and provide excellent secure space for cars, additional storage or workshop use. There is also a mixture of permit and unrestricted on-street parking available on the surrounding streets.

The location is superb, with The Meadows, Morningside, Edinburgh city centre and The University of Edinburgh all within easy reach. The surrounding area offers an excellent selection of independent shops, cafés, restaurants and everyday amenities, while the city's extensive transport network provides convenient access throughout Edinburgh and beyond.

Combining the grandeur and proportions of a Victorian townhouse with spectacular views towards both Edinburgh Castle and Arthur's Seat, exceptional living space and the rare benefit of two garages, this is a truly impressive property which must be viewed to be fully appreciated.





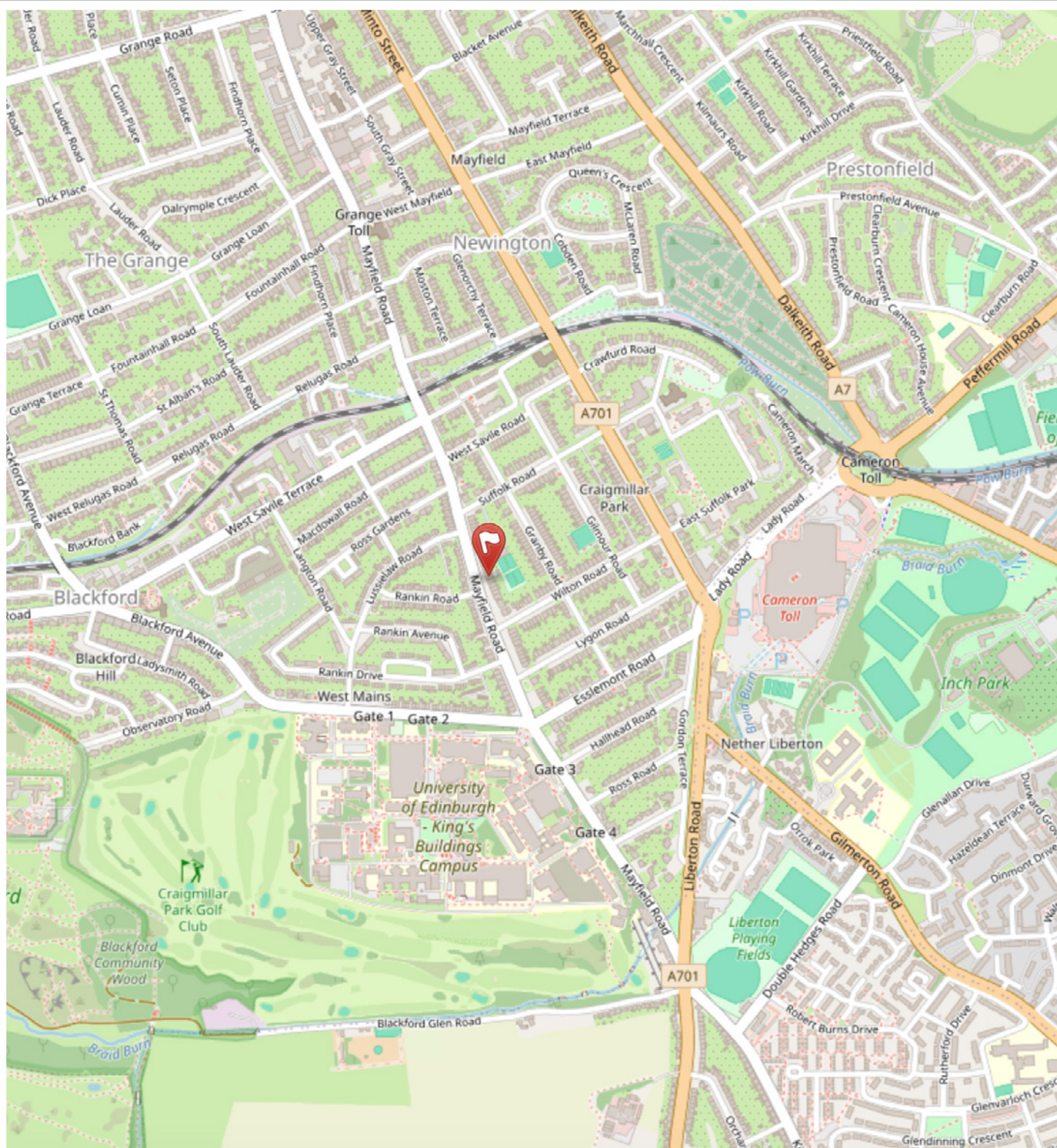
The property is situated within the sought-after area of Newington, close to excellent local day-to-day shopping requirements. Further specialised shopping can be found at Cameron Toll Shopping Centre and the city centre both a short drive from the property.

There is an excellent public transport service which passes by the property and travels to the city centre and many surrounding areas.

Excellent leisure and recreational facilities can be found close by, including Royal Commonwealth Pool, Arthur's Seat and Holyrood Park. Good schooling can be found at primary and secondary levels within the vicinity.

Located within the sought-after, established residential area of Newington, the property is ideally placed to take advantage of the many local amenities and facilities on offer, including many shops, bistros and restaurants, with the city centre easily accessible by way of good public transport services.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
JAMIE MCINTOSH
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. 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. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes only and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.