



Solicitors & Estate Agents



Offers Over

£865,000

118 Mayfield Road

Newington | Edinburgh | EH9 3AH

Truly impressive traditional terraced family house located in the desirable residential area of Newington. The property benefits from attractive gardens to the front and rear as well as lovely views of Blackford Hill. Local amenities are within easy reach and there are excellent transport links in and out of the city.

-  5 Bedrooms
-  3 Public Rooms
-  2 Bathrooms
-  Parking in nearby streets
-  Private front and rear gardens
- Lovely views
-  EPC Rating – C
-  Council Tax Band – G



Description

Located in the highly sought after residential area of Newington, this superb traditional terraced Edwardian house has delightful private gardens to the front and rear as well as lovely open views of Blackford Hill. The interior of the property is bright and generously proportioned throughout and offers versatile accommodation over two levels. Charming period features have been retained including decorative cornicing, stripped and varnished floorboards, Terrazzo tiling, attractive fireplaces and a stunning cupola providing an abundance of natural light.

The impressive accommodation on the ground floor comprises – entrance vestibule, welcoming hall and stair to the upper level and excellent storage cupboards, elegant sitting room with bay window, dining room leading to a rear porch that in turns leads into the rear garden, spacious kitchen/dining room that leads into the utility room that also provides access to the rear garden, 'maids room'/ bedroom five reached by a stair from the kitchen/dining room, and a shower room.

The well proportioned accommodation on the upper level comprises – landing with cupola, double bedroom one with bay window, three further double bedrooms and a family bathroom.



Extras

All fitted floor coverings, blinds, light fittings, hob, oven, steam oven, extractor hood, fridge/freezer, garden shed and greenhouse are included in the sale price.

Gardens & Parking

There is a well maintained attractive front garden and to the rear is a delightful, secluded west-facing private garden with a patio areas. There are attractive flower beds and an abundance of mature shrubs and trees.

Viewing

By appointment through Neilsons 0131 625 2222.





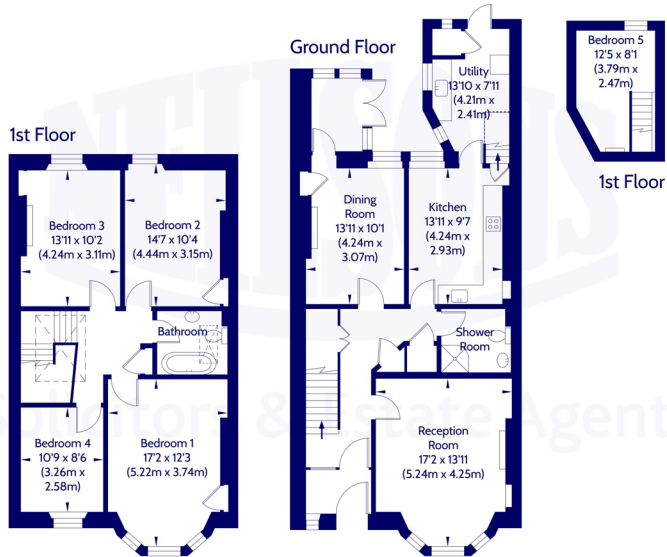
Location

Mayfield Road lies to the south of Edinburgh city centre in the popular residential area of Newington. The property is within walking distance of superb facilities and amenities including shops, cafes & bistros, superb local bus services swiftly link to the city centre and surrounding areas and highly regarded schooling is available from nursery to secondary level with Edinburgh University and King's Buildings also close at hand. Further shopping, including a Sainsbury's superstore can be found at nearby Cameron Toll and a choice of recreational facilities are available including the wide green spaces of Blackford Hill, Holyrood Park and The Meadows. The property lies within the catchment area for the highly regarded Sciennes Primary School and Gillespies Secondary School.





Approx. Gross Internal Floor Area 165 Sq M / 1770 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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