



# 127/2 Mayfield Road

Newington, Edinburgh, EH9 3AJ



VMH ESTATE AGENTS



## Stunning apartment with 2 double bedrooms & excellent outlook in sought after location

- Spacious sitting/dining room
- Private balcony with castle view
- Modern kitchen
- 2 double bedrooms
- Modern family bathroom
- Excellent views front & rear
- Popular & convenient location
- Permit & unrestricting parking spaces available in surrounding streets
- Double glazing
- Gas central heating

Offers Over:

**£375,000**



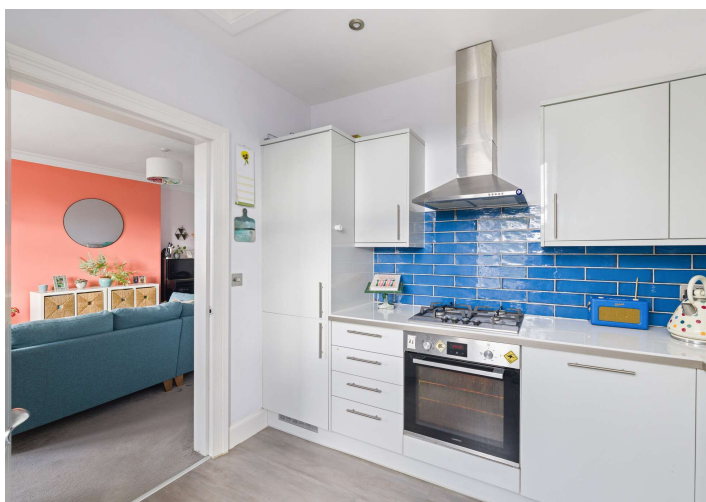
Further information can be found in the home report.

## About the Property

Beautifully presented 2nd floor apartment with 2 double bedrooms, balcony and excellent views, offering bright and well-proportioned accommodation within a highly sought-after residential location, close to the Kings Building and excellent local schooling.

Presented to the market in walk-in condition this attractive home was extensively renovated in 2019 and perfectly combines generous room proportions with modern condition and a practical layout suited to small families, professionals and first-time buyers.

The welcoming entrance hallway provides access to a bright sitting/dining room with a glazed door to a private balcony enjoying a fantastic open outlook and view to Edinburgh Castle. The modern kitchen is in good order, with two very spacious double bedrooms, one with a built-in wardrobe. Both bedrooms are quietly positioned to the rear and enjoy an open aspect with views towards Arthur's Seat. A modern family bathroom completes the accommodation.





## 📍 Location

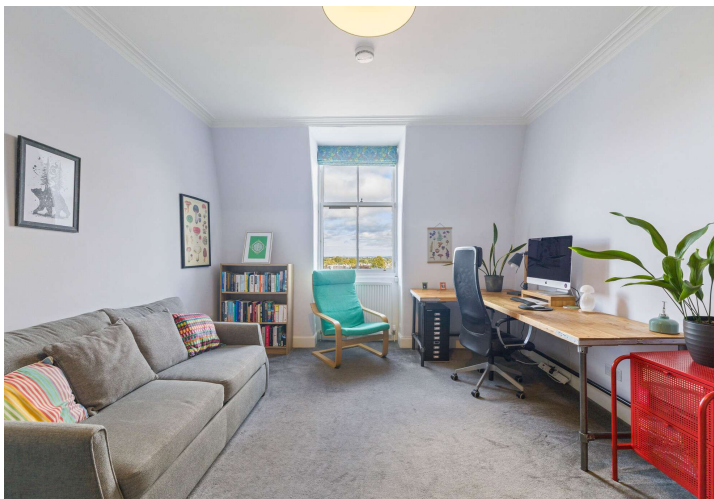
Newington is a highly sought-after residential area south of the city, offering excellent local amenities including a range of everyday and specialist shops, bars, restaurants and cafes. Cameron Toll Shopping Centre is within easy reach, with further retail options available at Straiton Retail Park and Fort Kinnaird.

There are excellent leisure and recreational facilities nearby, including the Royal Commonwealth Pool, The Meadows and Holyrood Park, with Arthur's Seat, Prestonfield and Craigmillar golf courses, the Hermitage of Braid and Blackford Hills also within easy reach.

The area is well suited to access the Royal Infirmary of Edinburgh and Edinburgh University, while convenient commuter links provide easy access to the City Bypass and central motorway network. Excellent schooling is represented in both the state and private sector.

## + Extras

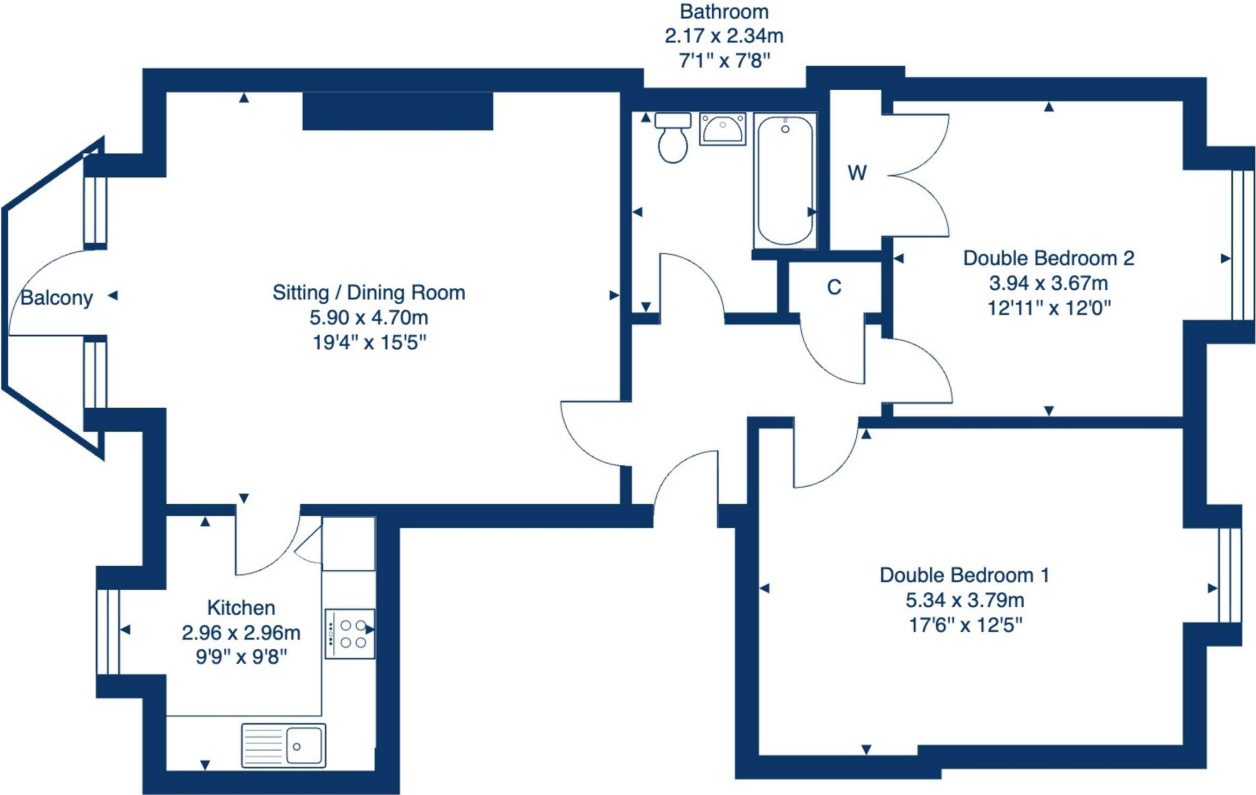
To include all fitted floor coverings, curtains, curtain poles & blinds, integrated - oven, gas hob, extractor hood, fridge/freezer, washer/dryer and dishwasher are included in the sale. No warranties or guarantees will be given in relation to appliances.





# Floor Plan

127/2 Mayfield Road, Edinburgh, EH9 3AJ



Second Floor

Total Area: 81.4 m<sup>2</sup> ... 876 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.





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