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34-4 Mayfield Terrace,

Edinburgh, EH9 1RZ



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3



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EPC

C



FREEHOLD

Description

34/4 Mayfield Terrace is a light spacious top-floor flat forming part of a handsome and historic former semi-detached villa, boasting outstanding views of Arthur's Seat and the Pentland Hills. The flat is positioned near Arthur's Seat in the highly regarded Blacket conservation area of Newington. The property is presented to the market in immaculate order and has been painted in neutral throughout and has been finished with high-quality fixtures and fittings which includes new flooring within living room/kitchen areas, carpeting to the hallway and bedroom 3. The well-proportioned accommodation briefly comprises a beautifully bright open-plan living/dining room and kitchen with dedicated spaces for relaxing and entertaining. The kitchen is fitted with an abundance of modern base and wall mounted units with complementary stone-effect worktops. The principal bedroom provides a tranquil retreat and comes complete with two fitted storage cupboards and a contemporary ensuite shower room. There are two further good-sized bedrooms and a modern family bathroom. The property further benefits from a secure entry phone system, double glazing, gas central heating and a floored attic provides additional storage, if required. Externally, the extensive south facing communal garden offers a well-tended lawn, a vegetable garden, compost area, and a pond, as well as storage for two bikes in a shared bike store and on street permit parking is available to the front.

Location

Mayfield Terrace is located within the enviable Newington district of the city, a short walk from an excellent range of shops, services, restaurants and bistros. Within easy reach is more comprehensive shopping at Cameron Toll Shopping Centre with its Sainsbury's superstore, as well as several other retail shops within a short car drive or bus journey away at Straiton Retail Park and Fort Kinnaird Retail Park. There is good primary and secondary schooling in the area and the property is well positioned for access to Edinburgh University (Kings Buildings and George Square), Queens Hall and National Library with recreational facilities on hand including Royal Commonwealth Pool, the Festival Theatre and the vast open greenery of the Meadows and Holyrood Park, as well as Blackford Hill, are within easy walking distance. The Edinburgh Royal Infirmary Hospital is nearby, and a range of bus services provide quick and easy access into the City Centre together with good road access to the city bypass and excellent connections to the motorway network.

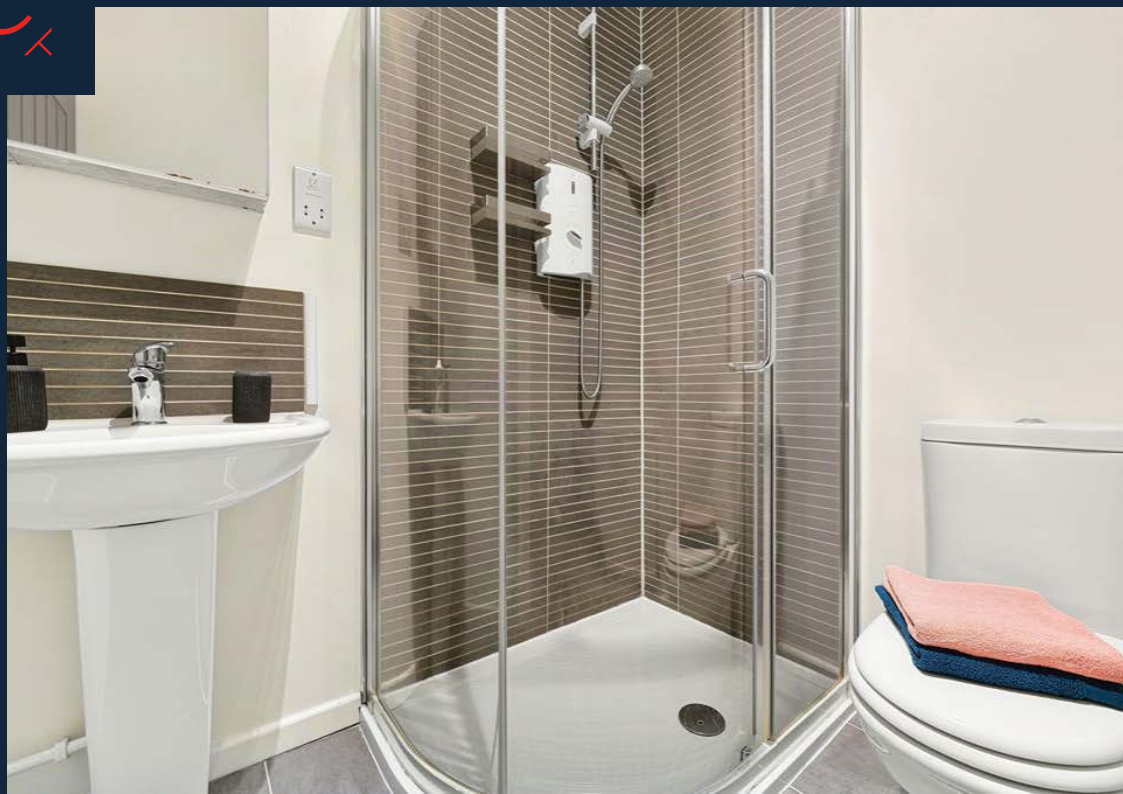
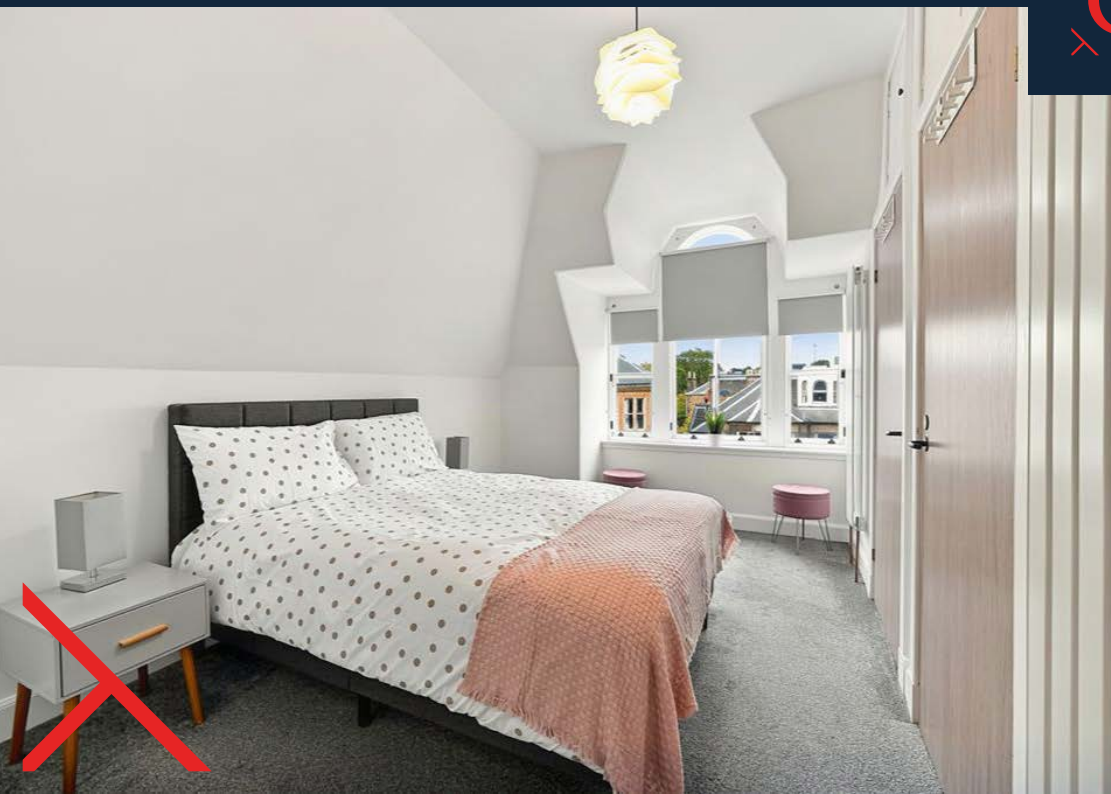
Extras

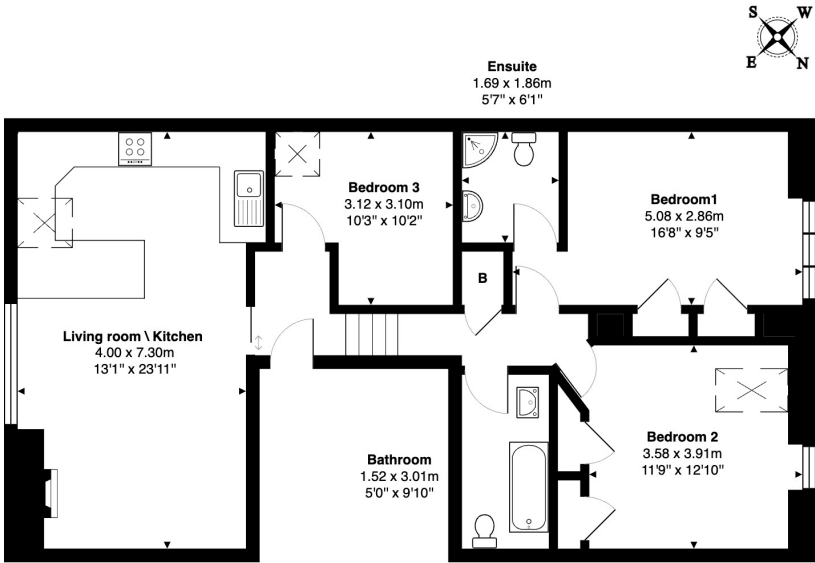
All fitted floor coverings along with the in-built, retractable dining table, integrated induction hob, double oven, fridge, freezer, dishwasher and washer/dryer in the kitchen. It should be noted that no warranties or guarantees will be given for systems.

Features

- Stylish interiors
- Envious City location
- Well maintained communal stairwell with secure entry system
- Outstanding views
- Entrance hall
- Open plan living/dining room & fitted kitchen
- 3 Bedrooms
- 2 Bathrooms
- Gas central heating
- Double glazing
- South facing communal garden
- On-street permit parking
- EPC rating - C
- Council Tax Band - E
- Tenure - Freehold







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DISCLAIMER These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.