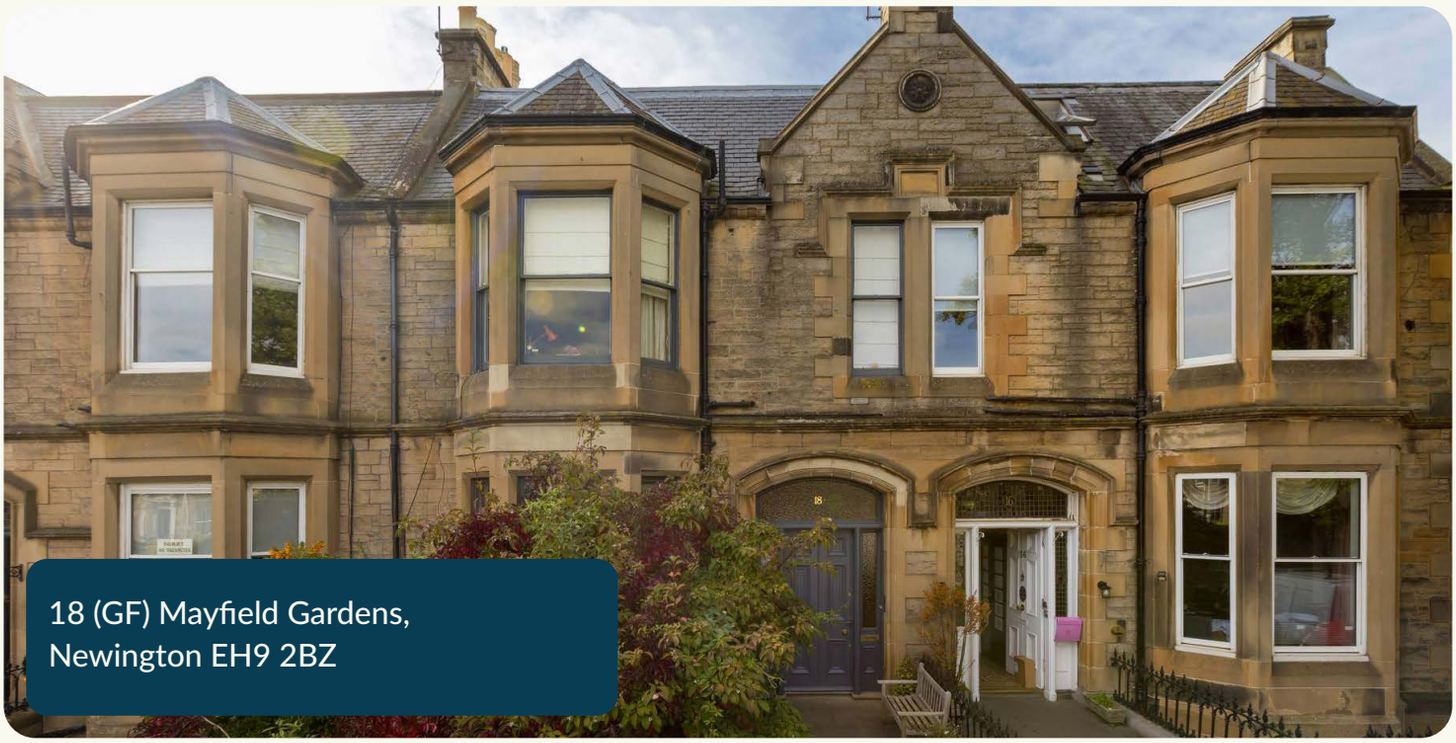


18 (GF) Mayfield Gardens, Newington EH9 2BZ







A spacious ground and garden flat which boasts a delightful fully enclosed garden to the rear

3 Bed | 1 Bath | 1 Reception

A spacious ground and garden flat which benefits from a delightful fully enclosed mature garden to the rear, as well as a private front garden, located in the sought-after area of Newington. Forming part of a handsome Victorian building, the property offers the opportunity for a new owner to create a stylish home with flexible accommodation over two levels. The property can either be entered on the ground floor through a stylish vestibule shared with the owner of the upper flat or via steps to the lower ground level. On the ground floor is the elegant bay windowed sitting room with ornate cornicing, and two double bedrooms. On the lower level is the hall which has excellent storage, the dining kitchen with Aga and window overlooking the rear garden, bay windowed principal double bedroom with cupboard, a spacious family bathroom with bath and separate shower cubicle, and an additional wc. The property enjoys excellent public transport links with easy access to the City Centre and City Bypass, and there is residents parking in the neighbouring side streets.

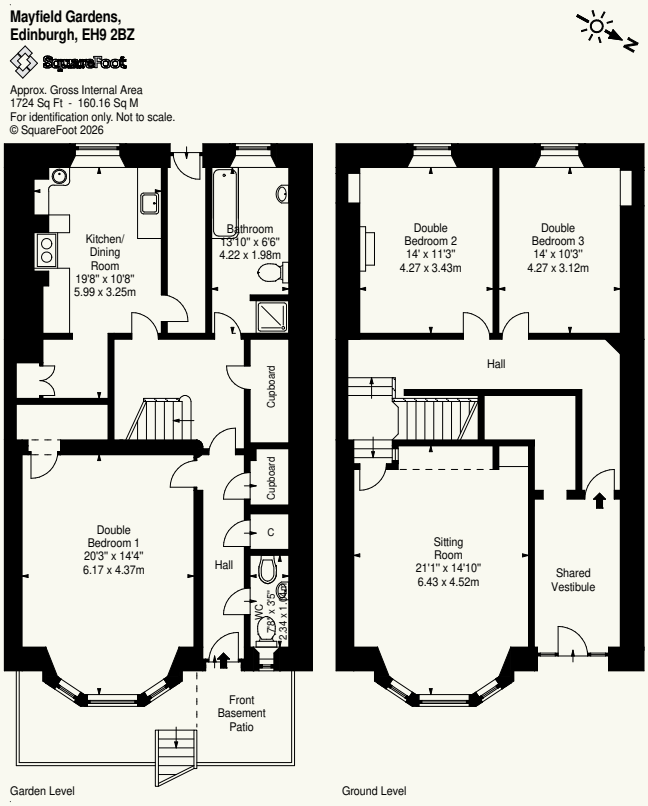
Please note that no warranty will be given for the systems and appliances – they are sold as seen.

Features

- Elegant bay windowed sitting room
- Dining kitchen with Aga
- Bay windowed principal double bedroom
- Two further double bedrooms
- Spacious family bathroom
- Additional wc
- Sash and case windows
- Fully enclosed rear garden
- Private front garden
- EPC Rating E

Fixed Price £535,000

£40,000 Below Home Report Valuation









Newington is a thriving community in Edinburgh's southside, popular amongst city dwellers and students alike due to the superb amenities on offer and the convenience of access to Edinburgh's business sector and the central universities. The area is set against the backdrop of Arthur's Seat, one of the City's famous landmarks and also borders the green expanse of the Meadows. There is an extensive choice of shops available and plenty of fashionable bars, cafes and restaurants. Leisure and sporting opportunities are also in abundance. Regular bus services run to the City Centre and other areas, whilst The Royal Infirmary and Medical School, the new Children's Hospital and the Scottish Parliament are all easily accessible.

FOR VIEWING:

Sunday, 3:00pm - 5:00pm or by appointment

Contact Lindsays on:

0131 229 4040 edinburghproperty@lindsays.co.uk property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.