196095, FLAT 4, 34, MAYFIELD TERRACE, EDINBURGH, EH9 1RZ

For Sale. **£ 395,000 /Not applicable**

Flat 4, 34, Mayfield Terrace, Edinburgh, EH9 1RZ, Edinburgh, Newington , Edinburgh South

An excellent opportunity has arisen to acquire this well presented, light and spacious second-floor flat, forming part of an impressive, converted period townhouse with superb ...

An excellent opportunity has arisen to acquire this well presented, light and spacious second-floor flat, forming part of an impressive, converted period townhouse with superb views and located close to Arthur seat. The flat is offered to the market in immaculate order throughout.   A well-kept communal vestibule and stairway lead up to the flat. The accommodation briefly comprises; hallway with skylight and storage cupboard, an open plan lounge/kitchen, the lounge area provides a comfy space to relax and offers views to the Pentland Hills, the kitchen area is fitted with ample base units with complimentary marble-effect worktops, two well-proportioned double bedrooms, both with fitted wardrobes (one with en-suite shower room) and a further single bedroom/dining room or home office and family bathroom with a shower. The property further benefits from gas central heating, partial double glazing, an entry phone security system, and a floored attic. Externally there is an extensive communal garden that truly provides a tranquil retreat, with a well-tended lawn that is bordered with mature shrubbery and trees, a vegetable garden, compost area, and a pond, as well as storage for two bikes in a shared bike store. There is controlled resident permit parking available (Zone 7). This property will appeal to a variety of buyers such as a first-time buyer, professional couple, small family, or a buy-to-let investor. Alternatively, it will make a perfect investment holiday home or city pied-a-terre. Virtual Staging It should be noted that some of the images have been virtually staged. The images of the home office/child’s nursery are of bedroom 3. We have styles this two separate ways to showcase its versatility   Location Situated approximately two miles south of the city centre, the highly sought-after Blacket Conservation Area lies within Newington, renowned for its breath-taking period architecture, large villas, and leafy gardens. The larger district of Newington is a vibrant neighbourhood brimming with trendy bars, bistros, and restaurants. Its bustling main street is home to a wide range of independent retailers, local businesses, and supermarkets, with more extensive shopping facilities available at nearby Cameron Toll Shopping Centre, or at Straiton Retail Park and Fort Kinnaird Retail Park just a short drive or bus journey away. Newington offers a superb range of sport and leisure activities, particularly at the Royal Commonwealth Pool and fitness centre. Furthermore, enjoying a prime position between the sprawling Meadows and majestic Holyrood Park, Newington is a great base from which to enjoy the capital’s most cherished green spaces. For culture vultures, the Festival Theatre and the Queen’s Hall offer a varied programme of events throughout the year, and in the summer months Newington becomes the beating heart of the famous Edinburgh Festival Fringe. The property is within the catchment area for Preston Street Primary School, followed by secondary schooling at James Gillespie’s High, and is also ideally situated for some of the capital’s leading private schools. Newington’s central location allows quick and easy travel into the city centre, as well as convenient access to the Edinburgh City Bypass. The area also enjoys excellent public transport links across Edinburgh and beyond.

BASE INFORMATION:	
Rooms	: 1
Bed	: 3