





McQueen present to the market this rarely available, well-proportioned four bedroom semi-detached townhouse arranged over three floors with a private rear garden forming part of a small established courtyard with private parking. The property is quietly located just off Mayfield Gardens in the popular and sought-after Newington area of Edinburgh close to an abundance of local amenities and transport links. Presented to the market in good order throughout we would recommend an early viewing

- Flexible accommodation set over 3 floors suitable for granny flat/AirBnB potential
- Ground Floor
- Reception hallway with a useful storage cupboard.
- Family room with access to the sunroom.
- Utility room fully fitted with a range of wall and base units; door accesses the rear garden.
- Double bedroom front facing with en-suite shower room.
- First Floor
- Open plan living/dining and kitchen.
- Fully fitted kitchen with breakfast bar.
- Cloaks comprising WC, wash hand basin.
- Top Floor
- Front facing double bedroom with built in wardrobes.
- Double bedroom rear facing with built in wardrobes.
- Single bedroom rear facing.
- Bathroom comprising WC wash hand basin, bath with shower over, large storage cupboard.
- Hatch to attic storage accessed by a fixed ladder.
- Gas central heating and Double Glazing (installed 2020).
- Private rear garden and allocated parking space.



## Location

Newington is a vibrant central location, just South of the city centre. A highly sought after and a favoured location for city professionals and families alike. The area borders the historic Old Town and all the attractions this offers, including the renowned Edinburgh International and Fringe Festivals. A variety of shopping, bars, restaurants and theatres can be found within the local vicinity, plus the extensive city centre attractions on offer. Sandwiched between Arthurs Seat and the Meadows, it offers great walks and leisure opportunities, with the addition of the nearby, Royal Commonwealth Pool and Fitness Centre. An excellent choice of bus services run regularly, offering access all over Edinburgh and out-lying towns. Waverly Station and the Tram network, are a short walk away, offering easy commuting and access to Edinburgh International Airport.

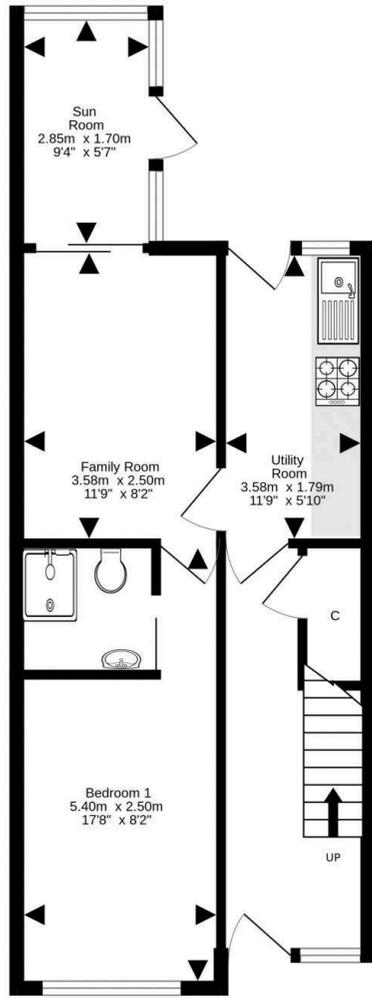
## Extras

The integrated kitchen appliances, washing machine in the utility room, curtains, blinds and fitted floor coverings are included.

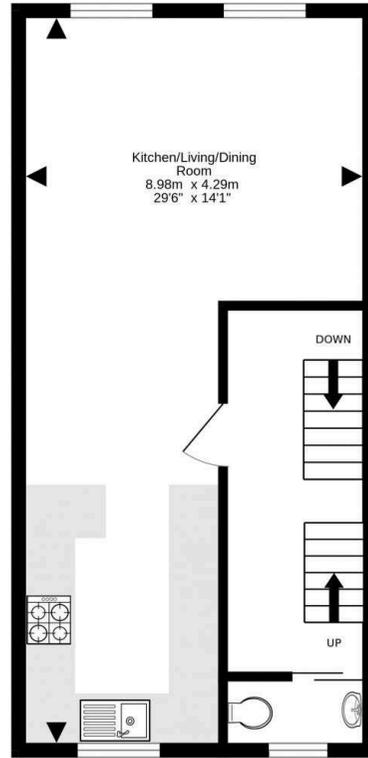
## Price & Viewing

For price and viewing information or further details on this property please contact agent.

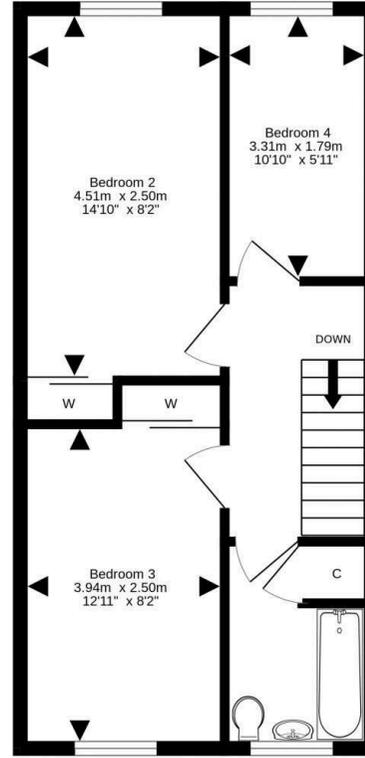
EPC Band - C



Ground Floor



1st Floor



2nd Floor

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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