

19 Mayfield Road

MAYFIELD, EDINBURGH, EH9 2NG



Spacious five-bedroom and terrace house in Newington



THIS IMAGE HAS BEEN VIRTUALLY STAGED



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McEwan Fraser Legal is delighted to present this five-bedroom end-terraced house. Modernisation would be beneficial to create the ideal family home.

The property has previously been used as a guesthouse and home. In more recent times, it has been used as a guesthouse. The property is in good order throughout, and, with some configuration changes and cosmetic upgrades, the property would make for an excellent family home all year round.

THE LIVING ROOM & KITCHEN/DINER



Situated in the very popular area of Newington with excellent local schools and amenities. The property is expected to be of particular interest and as such early viewing is recommended. Please view the floor plan for the current configuration and future possible configurations. Some images have been virtually staged.

THE UTILITY ROOM & OFFICE



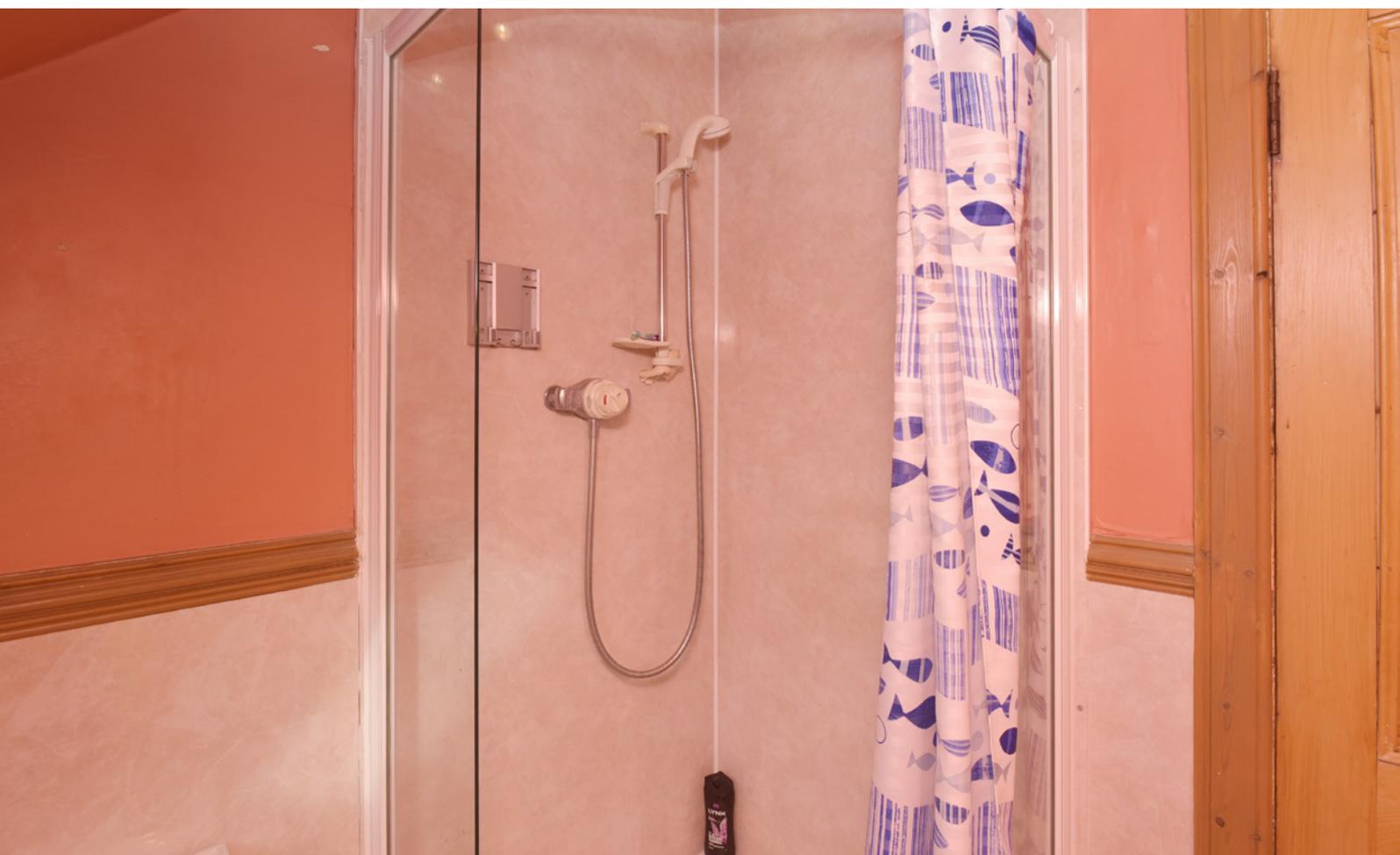
THE HALL & LANDING



THE BATHROOM & 1ST FLOOR SHOWER ROOM



THE 2ND FLOOR SHOWER ROOM



THE BEDROOMS, EN-SUITES & SNUG



Bedroom 1



the property would make for an excellent family home all year round



Bedroom 2



Bedroom 3



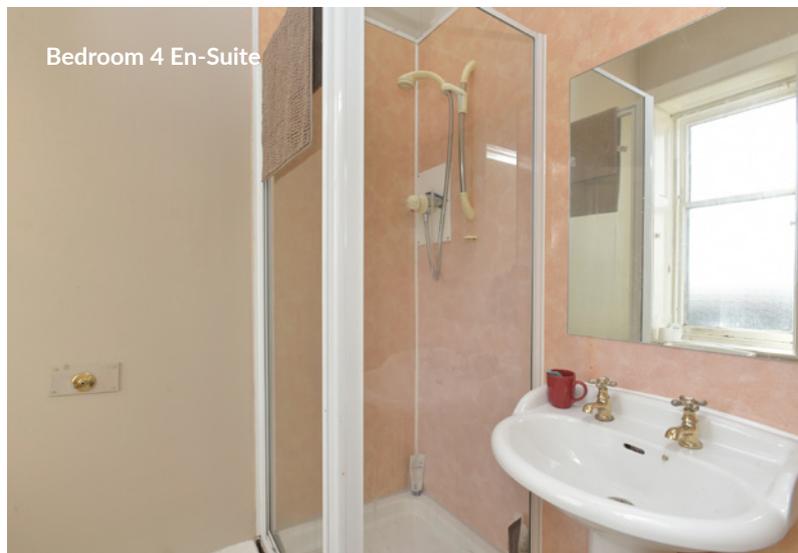
Bedroom 3 En-Suite



Bedroom 4



Bedroom 4 En-Suite



Bedroom 5



Shug



In addition, the property benefits from a generous plot to the front side and rear of the property. There is ample off-street parking for several cars. The house has gas central heating making for a cost-effective home, year round.

Should you have any questions and would like to view the property please contact McEwan Fraser Legal on 0131 524 9797.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor
Living Room
Kitchen/Diner
Utility Room
Office

6.22m (20'5") x 4.63m (15'2")
5.32m (17'5") x 3.85m (12'8")
3.28m (10'9") x 3.26m (10'8")
3.87m (12'8") x 3.01m (9'11")

First Floor
Bathroom
Shower Room
Bedroom 1
En-suite

2.23m (7'4") x 1.75m (5'9")
1.92m (6'4") x 1.51m (4'11")
6.21m (20'5") x 4.63m (15'2")
2.23m (7'4") x 1.45m (4'9")

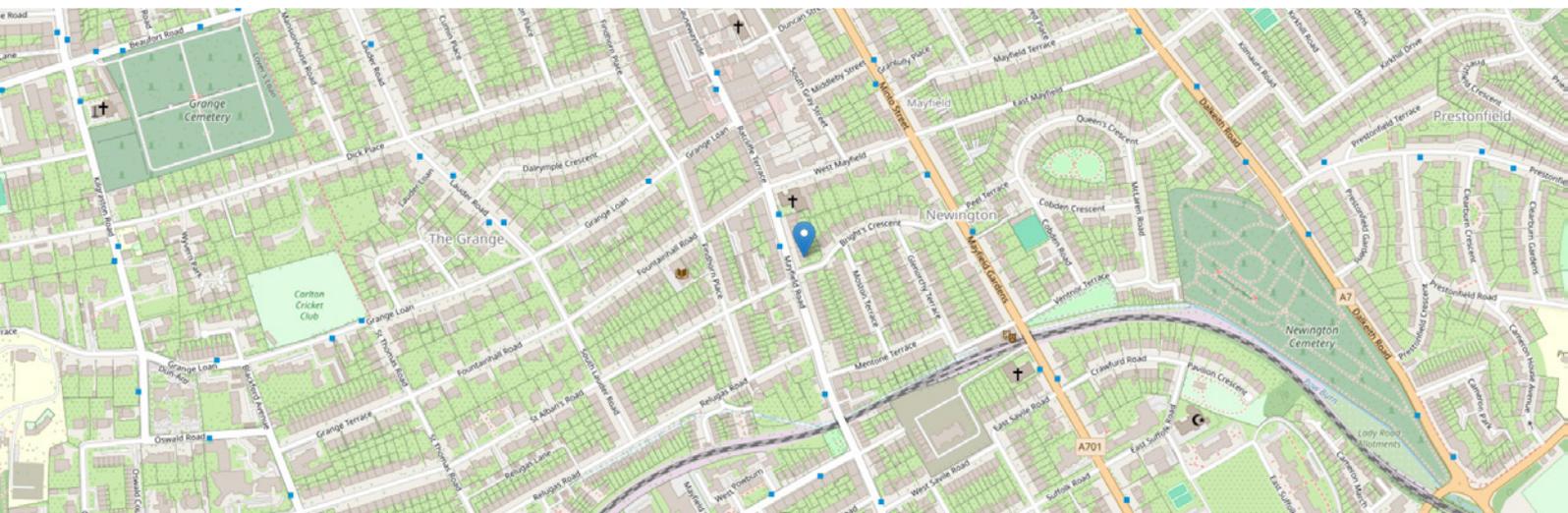
Bedroom 2
Snug

3.72m (12'2") x 3.01m (9'11")
3.85m (12'8") x 3.72m (12'2")

Second Floor
Shower Room
Bedroom 3
En-suite
Bedroom 4
En-suite
Bedroom 5

2.15m (7'1") x 2.02m (6'8")
4.89m (16') x 4.63m (15'2")
1.86m (6'1") x 1.41m (4'7")
5.68m (18'8") x 3.95m (13')
2.15m (7'1") x 1.49m (4'11")
3.43m (11'3") x 2.91m (9'7")

Gross internal floor area (m²): 237m²
EPC Rating: E



THE LOCATION

The property is situated within the sought-after area of Newington close to excellent local day-to-day shopping requirements. Further specialised shopping can be found at Cameron Toll Shopping Centre and the city centre both a short drive from the property.





There is an excellent public transport service which passes by the property and travels to the city centre and many surrounding areas.

Excellent leisure and recreational facilities can be found close by which includes Royal Commonwealth Pool, Arthur's Seat and Holyrood Park. Good schooling can be found at primary and secondary levels within the vicinity.

Located within the sought-after, established residential area of Newington, the property is ideally placed to take advantage of the many local amenities and facilities on offer including many shops, bistro's and restaurants with the city centre easily accessible by way of good public transport services.



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