

4 MAYFIELD TERRACE

EDINBURGH





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A handsome five bedroom family house with an exceptional garden in the Blacket Conservation Area.

ACCOMMODATION

Lower Ground Floor:

Hall, Family room, Store, Kitchen/dining room, Utility, Shower room, Bedroom 4

Ground Floor:

Vestibule, Hall, Morning room, Sitting room, Utility, Double bedroom 5/study

First Floor:

Principal Bedroom, 2 further double bedrooms, Bathroom, Shower room

Edinburgh City Council

EPC D

Council tax band - G

DESCRIPTION

This Victorian, semi-detached house sits in a prime location in the Blacket Conservation Area in south Edinburgh. Laid out over three floors, the house has flexible accommodation with a good balance of living space and well proportioned bedrooms.

On entering the hall, there is an immediate sense of the scale of the house and the beautiful period features, with an elegant staircase as the focal point. The ground floor provides most of the living space with a family sitting room to the front and a more formal drawing room to the rear. Both spaces are bright and inviting, ideal for entertaining. Both have attractive fireplaces and working shutters. The drawing room is of particular note as it's a grand room with a beautiful bay window and a southerly outlook over the garden. Adjacent is a study which could work well as a double bedroom. A utility room and WC complete this floor.

The open plan kitchen/living room is on the garden level with double doors opening to the terrace. The kitchen features an Aga and ample storage while the sitting room allows the family to gather in one informal space, at the heart of the house. Also on the garden level is the utility room, a guest bedroom, shower room and WC.

The first floor provides the main bedroom accommodation, with the principal bedroom being a wonderful room with a bay window and lovely views. There are two further double bedrooms, a large family bathroom and a shower room.





LOCATION

Mayfield Terrace is an attractive street in the Newington area on Edinburgh's south side, a short distance from the bustling city centre. The property is situated in the peaceful and highly sought after Blacket Conservation Area. Originally a gated community, the streets were surrounded by high stone walls and guarded by lodge keepers housed in smaller gate houses. There are excellent local shops, bistros, and bars in the surrounding areas of Newington, Marchmont, Bruntsfield and Morningside. The Festival Theatre and the Queen's Hall are also within easy reach.

The property is within 10 minutes' walk of Holyrood Park. In the park there are extensive panoramic walks, as Arthur's Seat and Salisbury Crags offer stunning views over the city to the sea. Local sporting facilities include several golf courses, as well as pleasant walks in the nearby Meadows and Blackford Hill. The property is also within easy reach of excellent local state and private schooling. The location offers swift access to the City Bypass, leading in turn to Edinburgh International Airport and many arterial roads throughout Scotland and to the south.





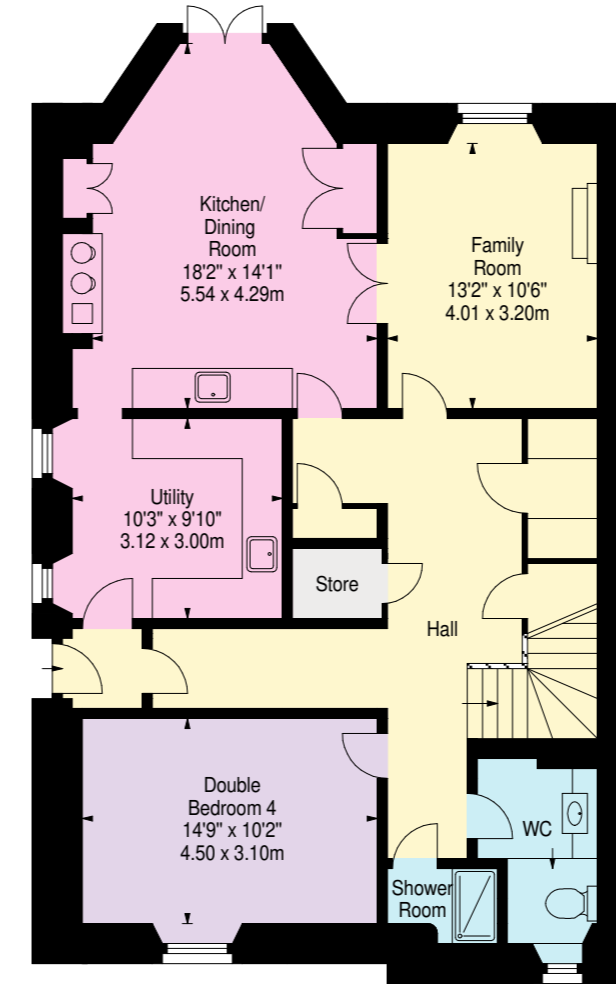
GARDENS

Outside, there is a beautiful garden which is larger than average. There is a terrace for outside dining leading on to lawned areas with mature borders and trees, creating a stunning outside space. For a city centre garden, the peace and tranquillity is extraordinary. In addition, there is a landscaped front garden and off street parking. There is also permit parking available on the street.

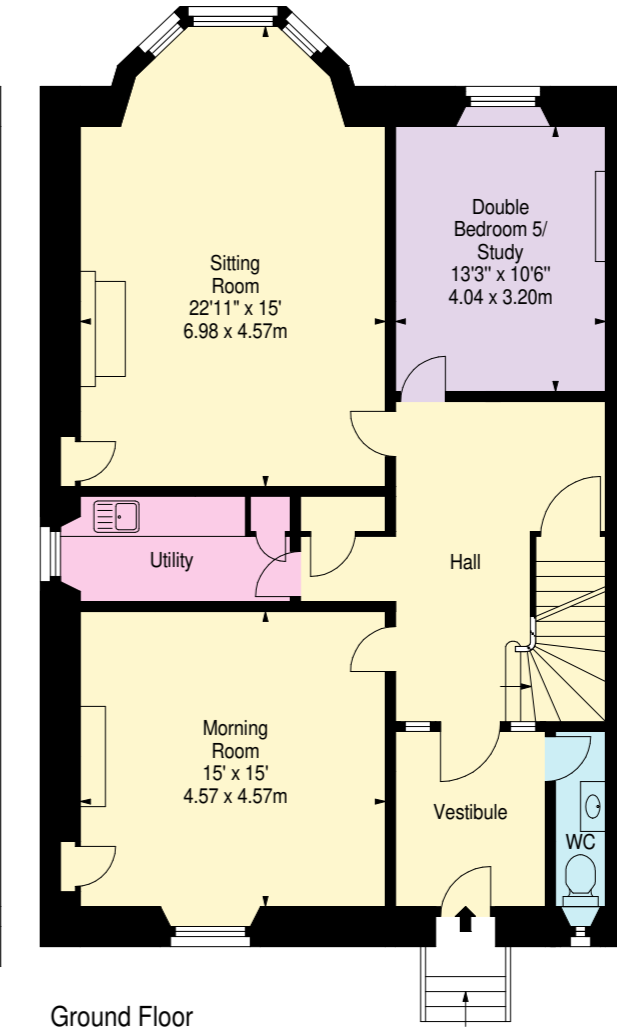


Approximate Gross Internal Floor Area

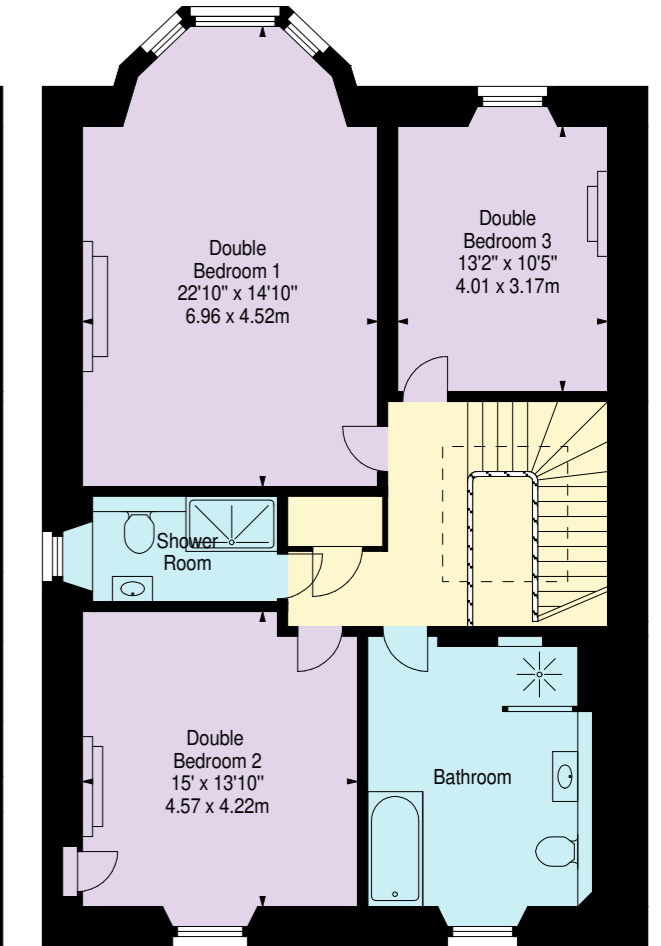
Total Area = 300.44 sq m / 3,234 sq ft



Lower Ground Floor



Ground Floor



First Floor



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated August 2024. Photographs and videos dated August 2024.

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