



Mayfield Terrace, Edinburgh, EH9





A substantial detached villa in the Blasket Conservation area boasting a **stunning garden** and garage.



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Triple

EPC

D

Offers Over

£1,600,000

Tenure

Freehold

Local Authority

The City of Edinburgh Council

Council Tax

Band H



Mayfield Terrace is an impressive detached Victorian Villa situated on a large plot in the Blasket Conservation area, one of Edinburgh's most desirable residential areas. The house has been renovated to a high standard throughout and benefits from a large south-facing garden and triple garage.

The flexible accommodation comprises, on the ground floor – entrance vestibule; hall with grand staircase and stained glass windows; sitting room with wood burning stove and large bay window overlooking the front garden; dining room with bay window overlooking the rear garden and a large box room off; double bedroom 6/office; cloakroom fitted with WC and wash hand basin.

On the garden level - magnificent kitchen/dining/garden room with wood burning stove and French doors to the rear garden; double bedroom 5; shower room with sauna, large shower area, wc and wash hand basin; utility room with ample storage; wine store/larder and further storage; door giving access to the side of the house.

On the first floor – principal bedroom with bay window offering lovely views south over the garden, concealed dressing area and luxurious en suite bathroom fitted with bath, separate shower, wc and wash hand basin; double bedroom 2 with bay window; double bedrooms 3 and 4; family bathroom fitted with bath with shower above, wc and wash hand basin.





Garden

The house has a large south-facing rear garden, deep flowerbeds filled with colourful flowers, plants and trees with a large lawn area and patio area adjacent to the house. The front garden is well stocked with mature plants, shrubs and trees.

Parking

There is a triple garage with vehicle access from East Mayfield and zoned residents' parking on Mayfield Terrace and surrounding streets.

Location

Mayfield Terrace is a handsome 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.

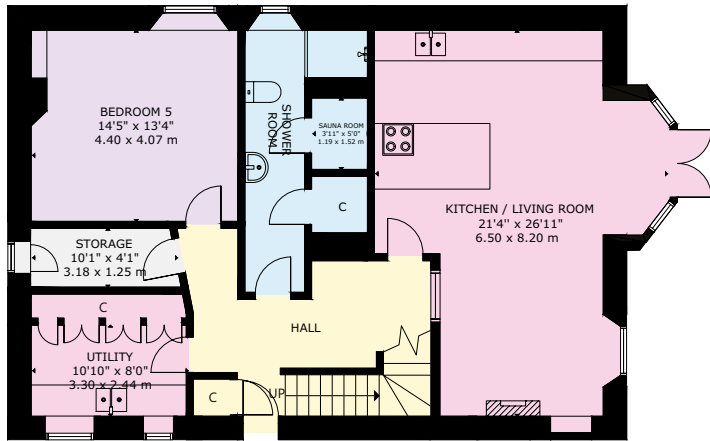
There are excellent local shops, bistros and bars in Newington, Marchmont, Bruntsfield and Morningside, the King's Theatre and Dominion Cinema are within easy reach. Local sporting facilities include a number of golf courses and there are pleasant walks in the nearby Meadows and Blackford Hill. Holyrood Park, Arthur's Seat and the Salisbury Crags offer stunning views over the city. 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.

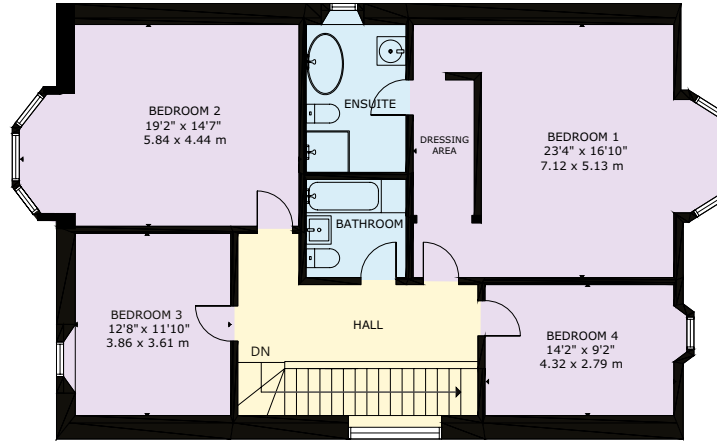
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All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



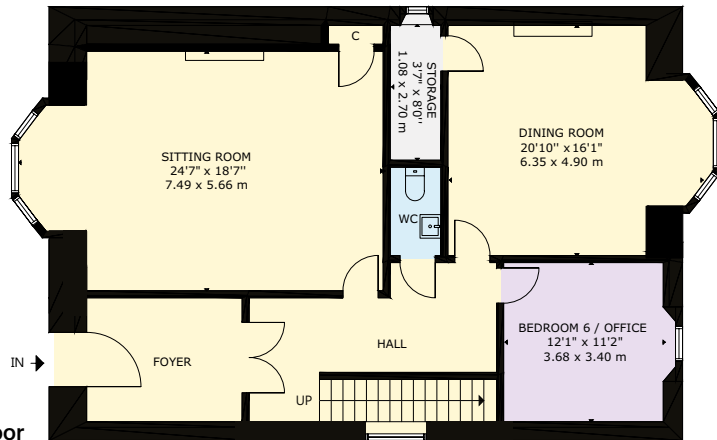


First Floor

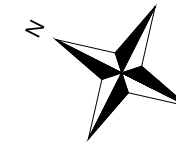
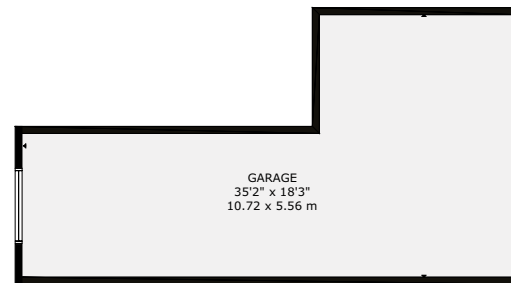


Second Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



Approximate Gross Internal Floor Area
3,592 sq ft / 334 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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