



COULTERS<sup>©</sup>

# 73 MAYFIELD ROAD

NEWINGTON, EDINBURGH, EH9 3AA

 6 BED  1 BATH  2 PUBLIC





## TAKE A LOOK INSIDE

73 Mayfield Road has been a much loved, family home for many years. The property is very well located and offers superb, attractive accommodation over four floors. With views to Arthur's Seat, period features and well-proportioned rooms, the home also benefits from private front and rear gardens. The house does require from some upgrading works in places, in particular in the large basement but it offers significant potential.

## KEY FEATURES



Handsome stone built Victorian terraced house.



Six bedrooms with additional large basement for development.



Private front garden & large enclosed rear garden.



On street residents parking.



Located in the highly desirable area of Newington.



Within walking distance of local shops.





The home opens onto a foyer, perfect for removal of outdoor shoes/coats, which in turn opens on to an attractive, bright hall with a sweeping staircase leading to the upper floors, flooded with natural light from the large cupola at the top of the house. The bay windowed sitting room is a large, bright room with a substantial, painted stone mantelpiece and fireplace forming a lovely focal point in the room.

The charming breakfasting kitchen is located to the rear of the property, with fitted wall and base units, ample worktops and includes a range cooker, fridge and freezer. At ground floor level, a generous, well presented double bedroom with fitted wardrobes offers views towards the rear garden.



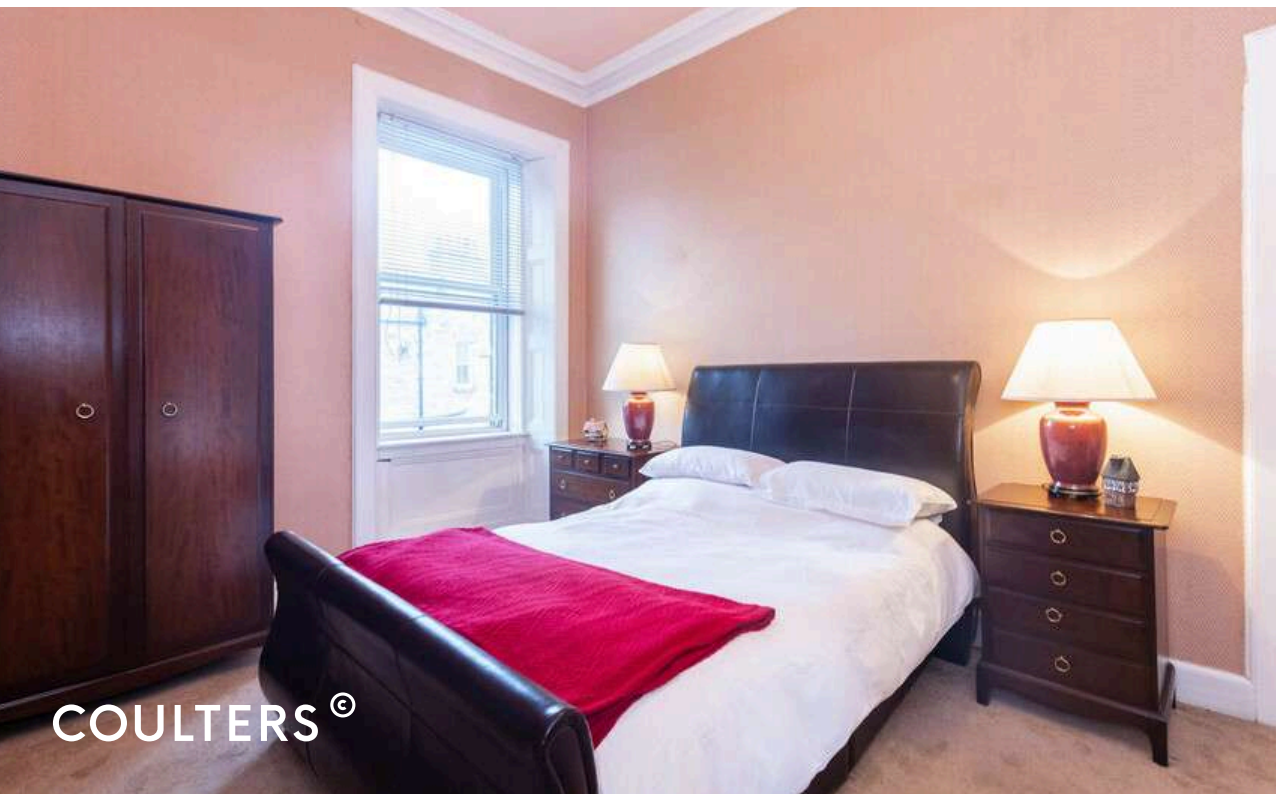




## CONTINUED...

On the first floor, the cosy yet spacious bay windowed living room follows the same footprint as the sitting room below, with views to the front, a gorgeous marble mantelpiece with cast iron insert and simple, yet elegant cornices. Two of the bedrooms are also located here, in addition to a white modern bathroom with a three-piece suite comprising; bath (with shower over), WC and wash hand basin.

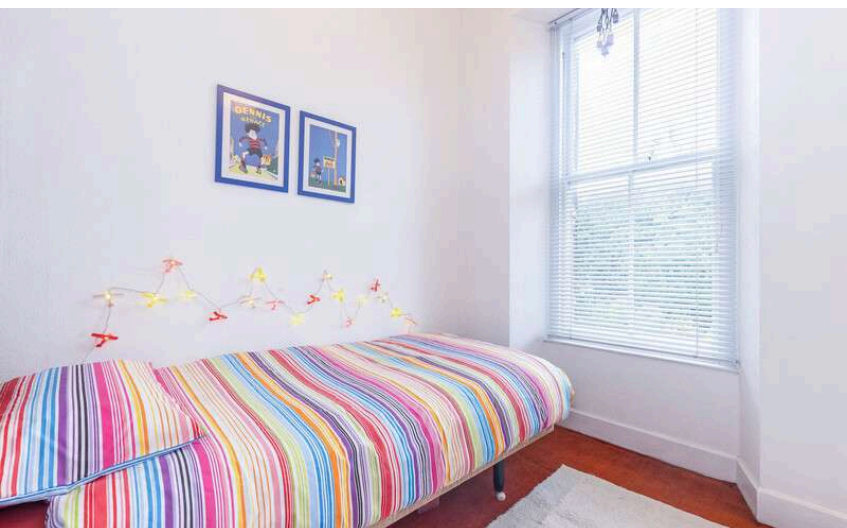
The third floor offers three more bedrooms, the smallest of which could be used as a study or dressing room. The basement would benefit from some renovation work, offering three front and rear rooms, a large utility room and a separate WC. A rear door provides access to the large, enclosed rear garden. Permit holder parking is available on the surrounding streets



## EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.













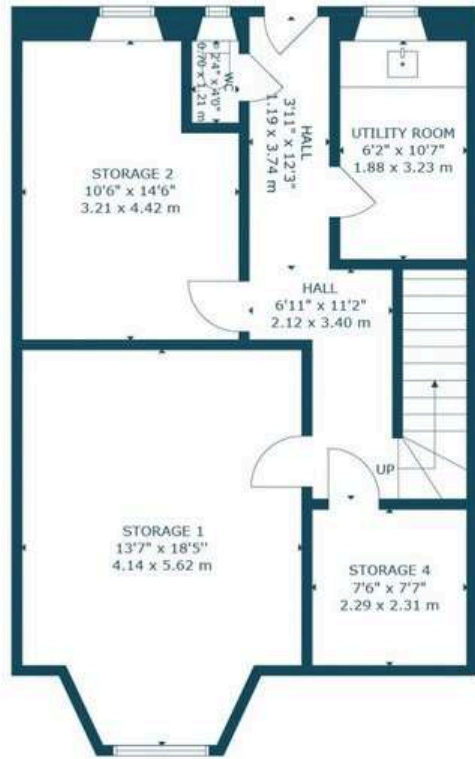
## THE LOCAL AREA

The property lies in the sought-after Blackford area south of Edinburgh's city centre. It benefits from a good variety of local amenities including a Margiotta convenience store in walking distance, a post office and a number of coffee shops.

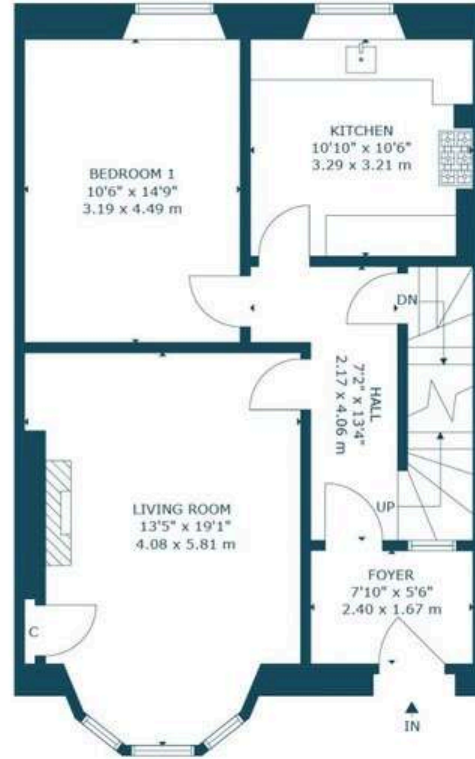
The nearby neighbourhoods of Marchmont, Morningside and Newington offer a superb variety of independent retailers, vibrant bars, restaurants and cafés. Recreational opportunities include the Royal Commonwealth Pool and gym and Prestonfield Golf Club. Peaceful walks await at Blackford Hill, Holyrood Park and the Hermitage of Braid. Cameron Toll Shopping Centre which houses a large Sainsbury's and Aldi along with other retailers is a five-minute drive.

Well-regarded schooling includes Sciennes Primary School and James Gillespie's High School with private options such as George Watson's College and George Heriots School. It is ideally situated for The Royal Infirmary, The University of Edinburgh King's Buildings, and Napier University's Merchiston Campus. Regular bus services take you swiftly into Edinburgh's City Centre.

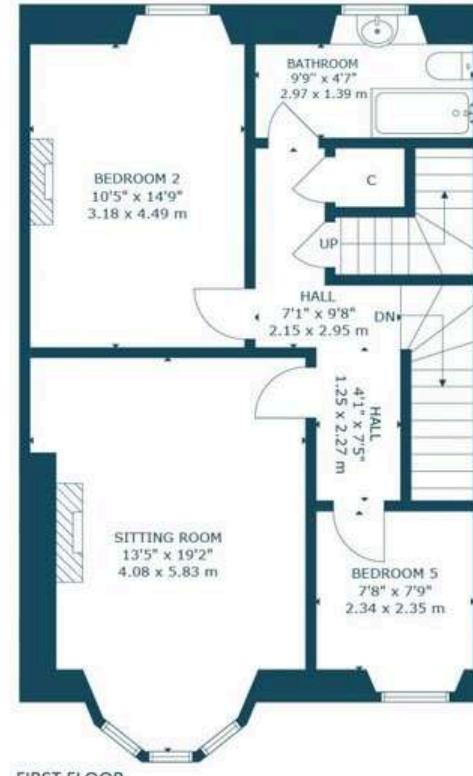




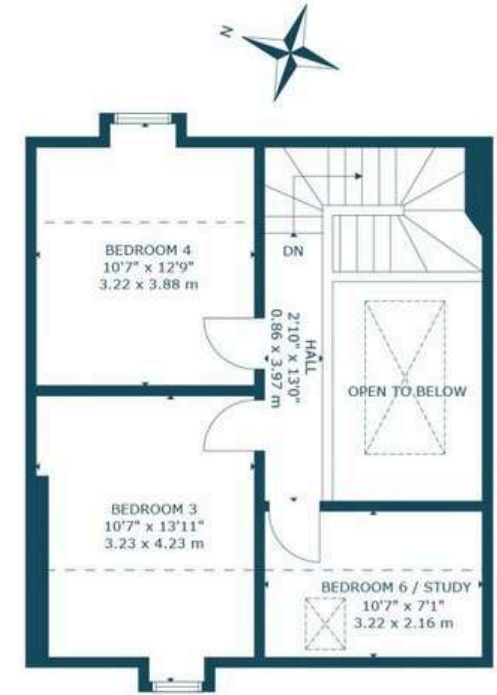
BASEMENT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



73 MAYFIELD ROAD, NEWINGTON, EDINBURGH, EH9 3AA  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2,560 SQ FT / 238 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.