



27A Mayfield Terrace

BLACKET | EDINBURGH | EH9 1RY



MURRAY
BEITH
MURRAY

27A Mayfield Terrace

BLACKET | EDINBURGH | EH9 1RY

27A Mayfield Terrace is a spacious double upper flat within the Blacket conservation area. The property benefits from a great sitting room with a southerly aspect, working shutters and real flame gas fire. The private garden to the rear features an area of lawn surrounded by mature borders.

Welcoming hall; large sitting room with bay window, real flame gas fire with mantel piece, detailed cornicing, and working shutters; kitchen with a range of wall mounted and floor standing units; dining room; double bedroom 1; en-suite shower room with white three-piece suit comprising WC, wash hand basin and shower cubicle; double bedroom 2 with built-in-wardrobes; double bedroom 3 with built-in-wardrobes; double bedroom 4 / office; shower room with white three-piece suit comprising WC, wash hand basin and shower cubicle; utility room with cupboard space, washing machine, freezer and door to the rear garden.

Enclosed rear garden laid to lawn with mature borders and surrounded by a traditional stone wall. The garden shed is included in the sale.

Metered and Permit parking in the surrounding streets, controlled parking Zone 7.

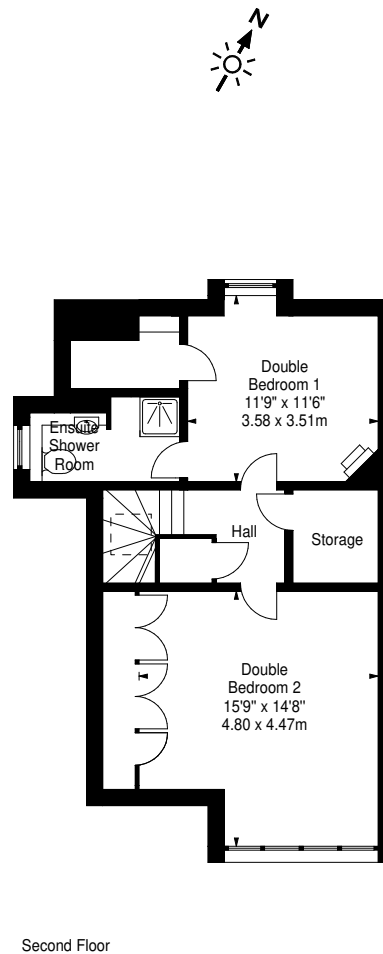
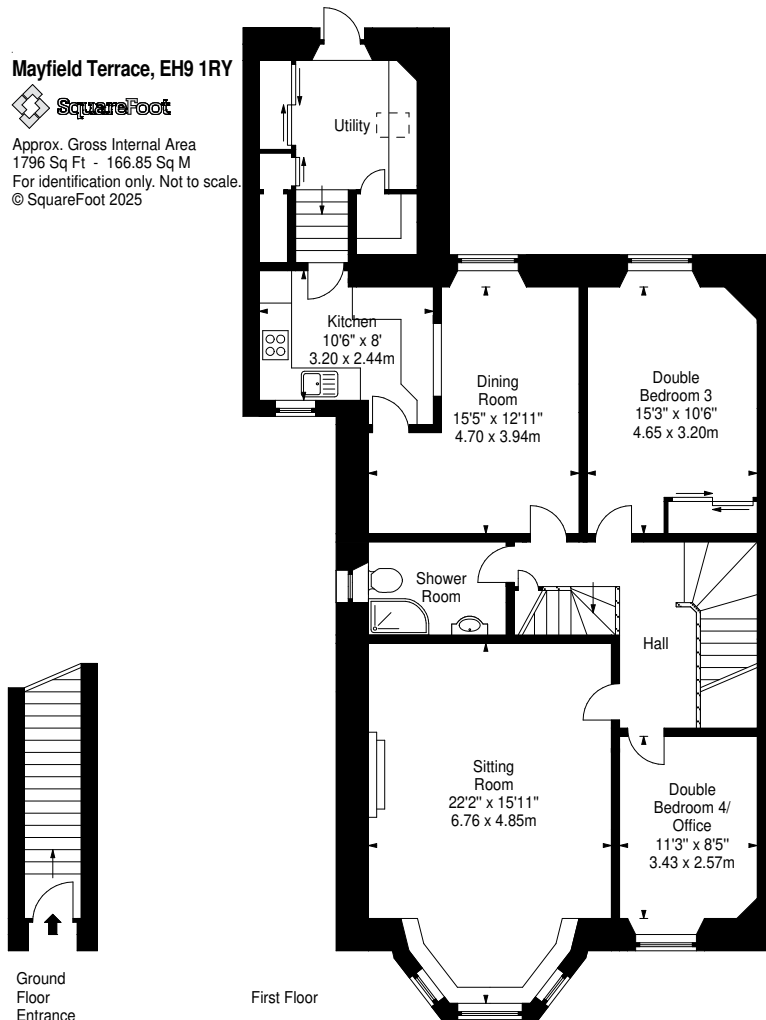




Mayfield Terrace, EH9 1RY

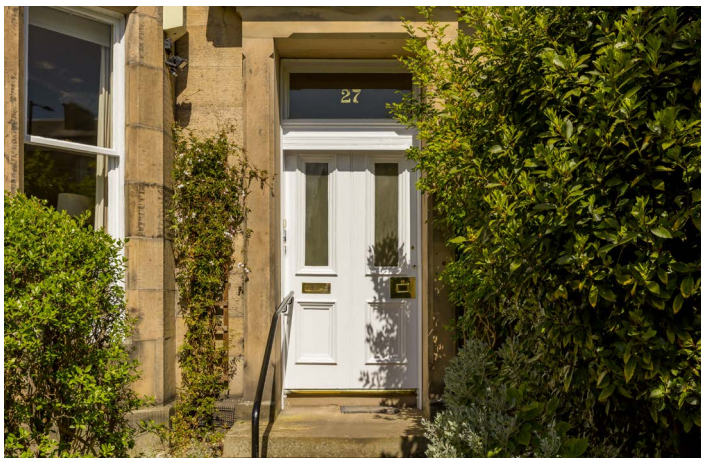


Approx. Gross Internal Area
1796 Sq Ft - 166.85 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Location

Mayfield Terrace sits in the popular Blacket conservation area, a highly sought-after residential neighbourhood approximately 2 miles to the south of the city centre. The area is served by an excellent range of local amenities, including a wide selection of shops, bars and restaurants. Leisure and recreational facilities include Arthurs' Seat and the wide-open spaces of Holyrood Park, The Royal Commonwealth Pool and leisure complex, the Meadows, several golf courses and the Hermitage of Braid and Blackford Hills are also all easily accessible. Within easy reach is more comprehensive shopping at Cameron Toll with its multitude of shops including a Sainsbury superstore. A number of other retail parks a short bus or car journey away and there is good road access to the City Bypass and to the main motorway network of central Scotland. An excellent range of bus services connecting to the City Centre and other parts of Edinburgh is available from Dalkeith Road and Mayfield Gardens. The location is convenient for those working or studying at the Edinburgh University campuses, the Royal Infirmary and the Scottish Parliament. Local schooling is also well-presented in both the public and private sectors.



Murray Beith Murray | 3 Glenfinlas Street | Edinburgh | EH3 6AQ

T: 0131 225 1200 F: 0131 225 4412 E: property@murraybeith.co.uk W: www.murraybeith.co.uk

The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2025 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.