



20A MAYFIELD TERRACE
NEWINGTON
EDINBURGH
EH9 1SA

OFFERS OVER
£545,000

 **CONNELL & CONNELL** WS
SOLICITORS AND ESTATE AGENTS

**BEAUTIFUL
THREE BEDROOM
UPPER VILLA FLAT
WITH PRIVATE GARDEN
AND FABULOUS VIEWS
OVER THE CITY TO THE
PENTLAND HILLS AND
BEYOND**

VIEWING
BY APPOINTMENT
TELEPHONE AGENTS
0131 524 3800 FOR
AN APPOINTMENT

Stunning upper villa flat with fabulous open views to the rear. The property is located in a quiet one-way street in a very popular residential area and within easy walking distance of the High Street, City Centre and also the University. The Royal Infirmary at Little France is also located nearby. There is an excellent choice of local shops, restaurants, wine bars and other leisure facilities within close proximity including the Cameron Toll Shopping Centre, Commonwealth Pool and Festival Theatre. In addition there are a wide range of bus services providing quick and easy access to the city centre and other parts of the city and the motorway network is easily accessible.

Internally the property is in excellent decorative order throughout and offers bright and flexible family accommodation. All carpets are included in the sale together with the integrated kitchen appliances. The property benefits from gas central heating, partial secondary glazing and good storage facilities

Resident permit parking is available on application to the City of Edinburgh Council.

Private garden to rear.



PROPERTY DETAILS

- * Welcoming entrance Vestibule with large under stair cupboard. Plenty of natural daylight. Tiled floor. Staircase to hall.
- * Spacious Hall providing access to all rooms. Shelved display alcove.
- * Stunning Lounge with bay window to rear with fabulous South facing outlook over the City to the Pentland Hills. Decorative balcony. Feature fireplace with living flame gas fire. Decorative cornice.
- * Modern and fully fitted Dining Kitchen with matching wall and base units. Integrated gas hob, electric oven, combi oven/microwave. Integrated washing machine, dishwasher, fridge and freezer. Ample granite worksurfaces with integrated sink with drainer and tiled splashback. Space for large dining table and chairs. Window to front. Cornice.
- * Elegant and spacious Double Bedroom with window to rear again with lovely open outlook. Window shutters. Cornice.
- * Second Double Bedroom with window to front. Window shutters. Feature fireplace with arched cast iron insert. Cornice.
- * Large Single Bedroom with window to front. Window shutters. Attic access hatch.
- * Stylish and contemporary family Bathroom with white three piece suite comprising shower bath with mixer above and shower screen, wash hand basin and WC. Mirror. Bathroom cabinet. Window to side. Cornice.
- * Large attic providing excellent additional storage space.



EXTERNAL

The property benefits from a private and well stocked garden to the rear with a large lawn and an attractive array of established plants, shrubs and trees including some productive apple trees.

Energy Efficiency Rating: E





Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.



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* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

