

ATIVA
PROPERTY

New Listing

81/2 MAYFIELD ROAD, NEWINGTON, EH9 3AE

VICTORIAN CHARACTER

SPACIOUS AND BRIGHT



APPROX 122 SQM



ROOM TO ENTERTAIN

FLEXIBLE KITCHEN / DINING SPACE



PLENTY OF SPACE

DINING FOR 10 OR A FOURTH BEDROOM



PERIOD FEATURES

CHARMING & ORIGINAL



RELAX & UNWIND

COSY BEDROOMS WITH AMAZING VIEWS



CONSERVATION AREA

NEWINGTON - EXCELLENT ACCESS TO CITY



Newington offers the perfect balance of city lifestyle and quiet residential atmosphere. As part of Edinburgh's Conservation Area, Newington is known for its beautiful architecture, stunning parks, and cultural diversity.

The property is ideally placed for both the University of Edinburgh, with the prestigious King's Building science campus a few minutes' walk away, while the main George Square campus is ten minutes by bike. The Royal Infirmary, and the university's teaching hospital, at Little France is 1.8 miles away.

There are plenty of stylish cafes, restaurants and bars that offer a vibrant modern living vibe within easy walking distance of 81/2 Mayfield Road.

For families, there are plenty of parks and green spaces to enjoy - excellent local dog walks, including Blackford Hill at the Royal Observatory, just a stone's throw away. The Meadows, a large park in the heart of the community, is a popular spot for picnics, jogging, and outdoor activities, and Arthur's Seat offers fantastic views across the Firth of Forth.

Newington is also known for its fantastic shopping options. There are plenty of local shops and boutiques, as well as larger chain stores at Cameron Toll Shopping Centre (with plans for redevelopment and just an eight minute walk away). The area also has a great selection of supermarkets, including a Sainsbury's and a Tesco nearby.



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We've made many happy memories here, bringing up our children and thoroughly enjoying the area. It's so close to town and is within walking distance of some really lovely cafes, restaurants and shops. We will especially miss the views across the city from Blackford Hill whilst walking our dog...

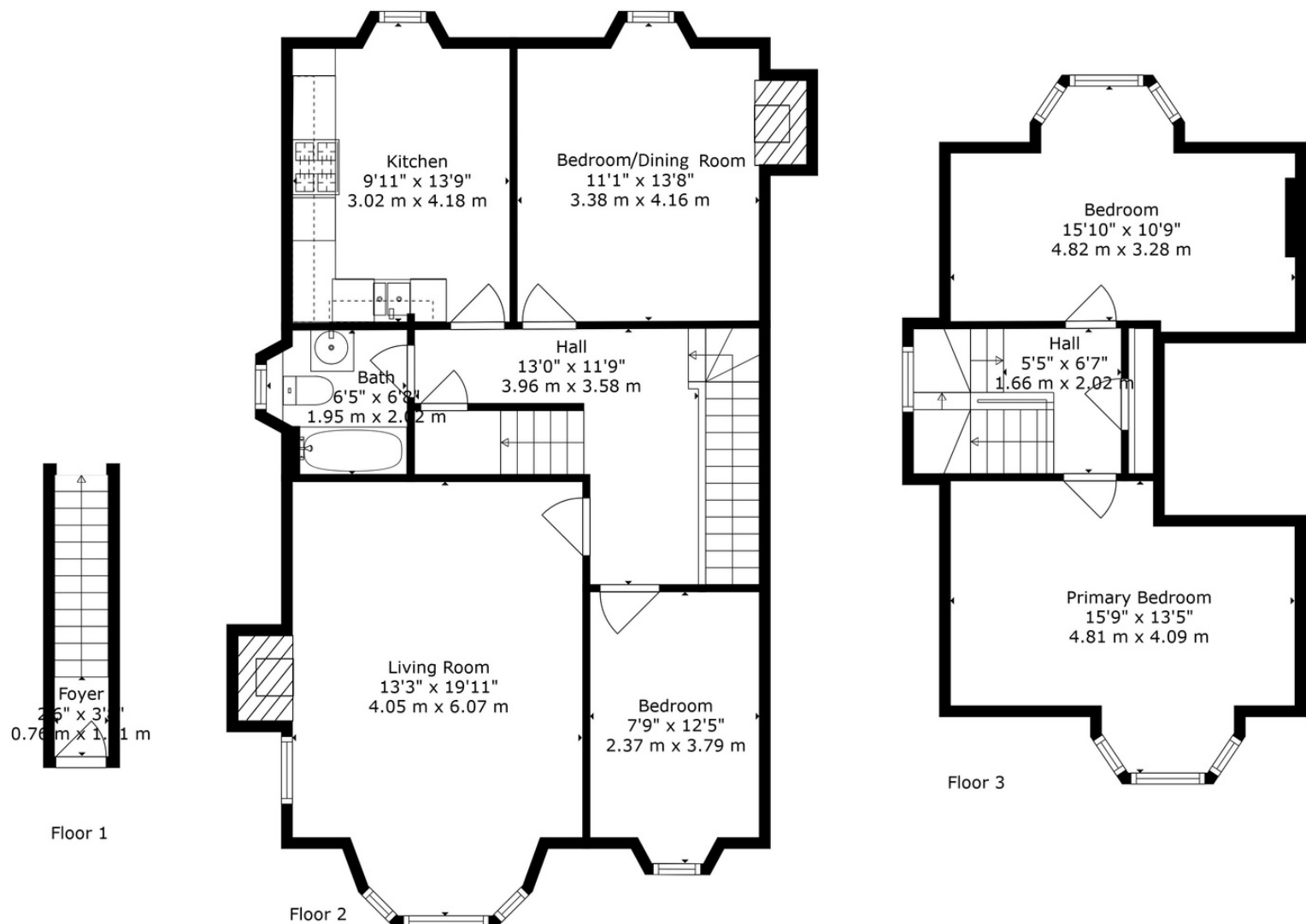
Gail & Kenny



EPC RATING - D
COUNCIL TAX BAND - E
CONSERVATION AREA
PARKING: CONTROLLED ZONE B6

MEASURING UP

THE PERFECT LAYOUT & LOCATION



TOTAL: 1179 sq. ft, 109 m2
Below Ground: 32 sq. ft, 3 m2, FLOOR 2: 820 sq. ft, 76 m2, FLOOR 3: 327 sq. ft, 30 m2
EXCLUDED AREAS: FIREPLACE: 14 sq. ft, 2 m2, LOW CEILING: 61 sq. ft, 6 m2

This Floorplan Is For Illustration Purposes Only, Dimensions Are Approximate.



NOTES OF INTEREST should be made via a solicitor, as soon as possible, to ensure interested parties are informed in the event of a closing date being set for the receipt of offers. Only formal offers made by a solicitor will be considered. All offers and notes of interest should be sent to fiona@ativaproperty.co.uk. The seller is not bound to accept the highest, or any offer.

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FIONA
VERNON
DIRECTOR - MNAEA

Interested in viewing?

Get in touch with your preferred viewing time and date and we'll get back to you straight away.

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GETTING IN TOUCH.



UK ANTI-MONEY LAUNDERING LEGISLATION requires that all offers to purchase a property either on a cash basis, or subject to mortgage finance, require the buyer to show satisfactory evidence of their source of funds and proof of their identity and address to the selling agent. This is required via original or certified documents.