

ATIVA
PROPERTY



New Listing

90, MAYFIELD ROAD, NEWINGTON

AMAZING VIEWS

PERIOD FEATURES THROUGHOUT



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APPROX 103 SQM



SPACE TO ENTERTAIN

MODERN BREAKFASTING KITCHEN



SPACIOUS BEDROOMS

WITH ORIGINAL FEATURES & ROOM TO STUDY



ROOM TO RELAX

HIGH CEILINGS & PLENTY OF NATURAL LIGHT



OUTDOOR LIVING

PRIVATE, ENCLOSED GARDEN



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 90 Mayfield Road.

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.



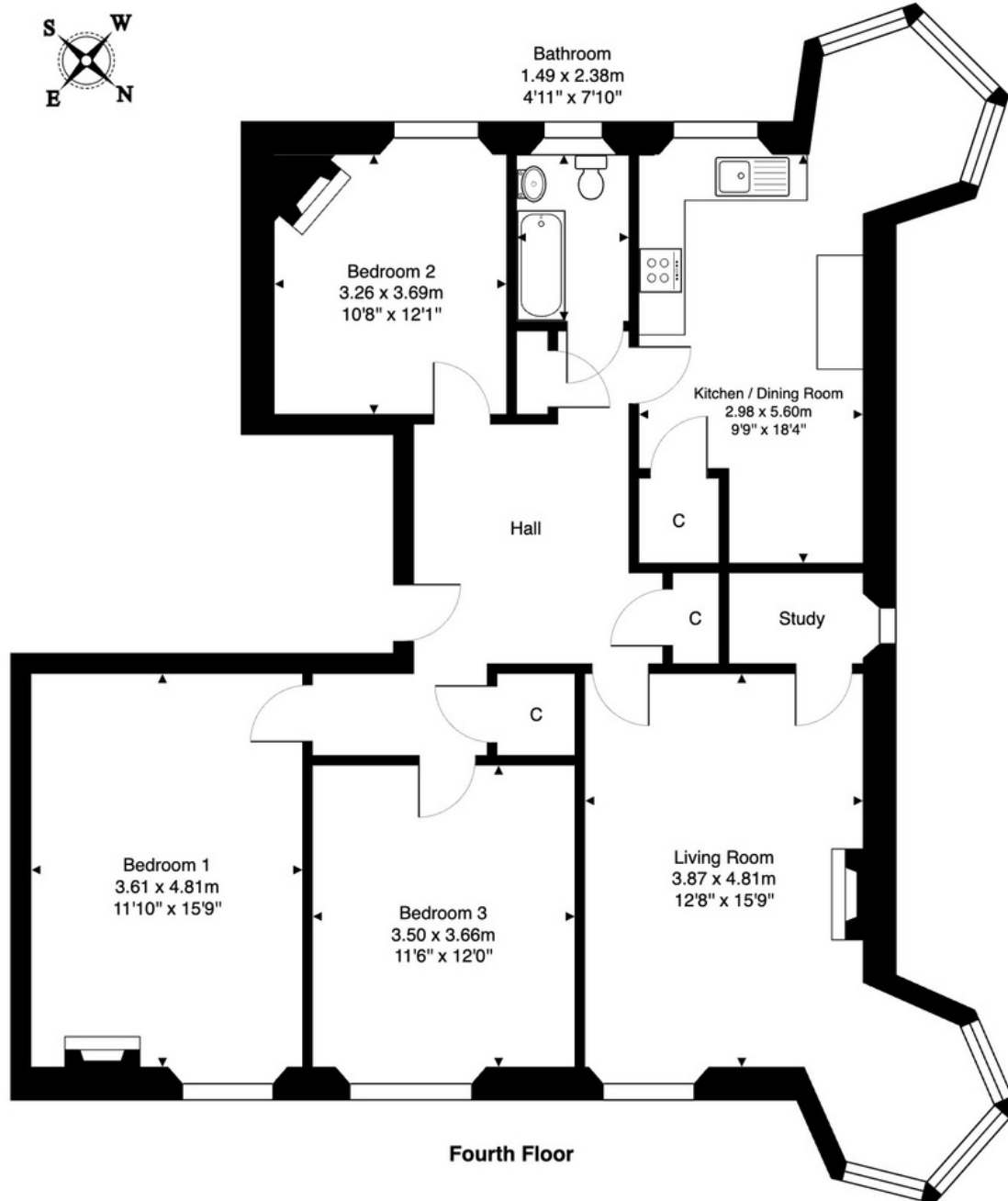
MEASURING UP

THE PERFECT LAYOUT & LOCATION

90 (4F2) Mayfield Road, Edinburgh, EH9 3AF

Total Area: 113.3 m² ... 1219 ft²

All measurements are approximate and for display purposes only.



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.

T 07900 605674

E fiona@ativaproperty.co.uk

W ativaproperty.co.uk

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.

