



14

MAYFIELD TERRACE, THE TOWN HOUSE

Newington, Edinburgh, EH9 1SA





The Town House, 14 Mayfield Terrace, Newington, Edinburgh, EH9 1SA

Offers Over £885,000

Viewings: By appointment through selling agents on 0131 447 4747

#### AMENITIES

Council Tax Band – H

Airport – Approx 13.8 Miles

Trains – Approx 1.5 Miles (Edinburgh Waverley)

Buses – Within Walking Distance (Minto Street or Dalkeith Road)

#### GENERAL DESCRIPTION

A substantial and beautifully presented five bedroom Georgian townhouse providing spacious and meticulously cared for accommodation in a highly sought-after location within the Blacket Conservation area to the south of Edinburgh city centre. The property retains a wealth of period features and provides generous and well-arranged accommodation over three floors, with impressive panoramic views of Arthur's Seat and the Pentland Hills.

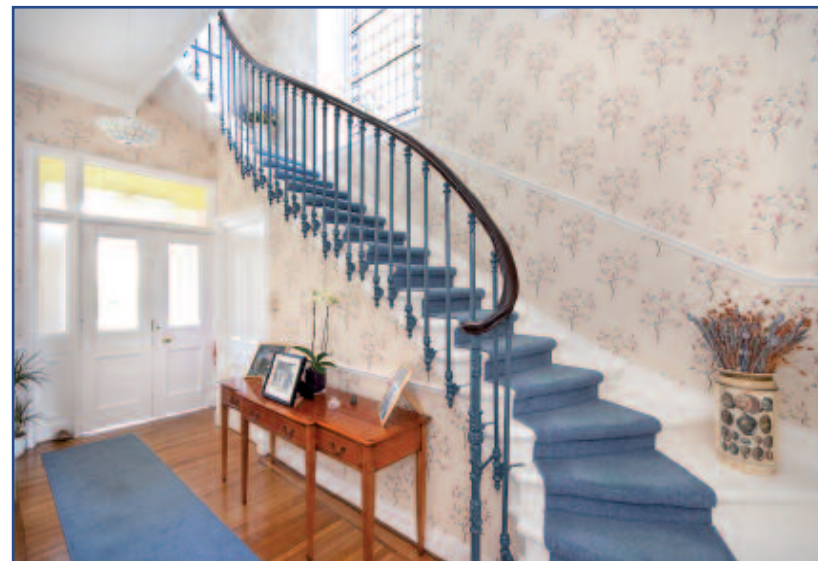
The property is entered at street level via a short path and area of private garden to an entrance vestibule on the ground floor. A grand and imposing entrance hall awaits, flooded with natural light cascading through the stairwell from a beautiful leaded window at first floor level. The entrance hall provides a convenient guest cloak room and allows access to each of the rooms on the ground floor. To the front of the property is a magnificent drawing room, a commanding front-facing room retaining the original Georgian proportions houses such as this were famed for, whilst providing a comfortable space for entertaining and relaxing alike. There are two useful press cupboards, beautiful banded ceiling moldings and a set of double doors lead through to the dining room at the rear. The substantial dining room provides a wonderful space for entertaining guests, with the incredible original ceiling moldings overhead providing the perfect topic for conversation. There is a gas fireplace and a sizeable bay window overlooks the gardens to the rear of the property. The kitchen is placed adjacent to the dining room at the rear of the property and sympathetically blends stylish modern kitchen units with similar ornate ceiling moldings to those that adorn the dining room ceiling. There is an excellent variety of food storage and preparation space, with a convenient breakfast bar for lighter meals. There is a side-facing door that leads out via a small terrace area and set of steps to the garden and garage at the rear of the property.

At first floor level the property features a stunning leaded window that dominates the stairway and landing area and floods the space with colourful, natural light. The landing provides access to each of the rooms on this level, as well as a deep recessed storage cupboard and short flight of stairs to the second floor. To the front is an impressive first floor sitting room, a comfortable and welcoming space perfect for the family to relax in a less formal manner than the public rooms below. To the rear of the property are the master bedroom and second bedroom. The master bedroom is a stylish room with a wonderful bay window and features a stunning contemporary en suite shower room with oversize shower and good storage. Bedroom two is another well-sized room and both of the bedrooms have impressive views south towards the Pentland Hills. A family bathroom with corner bath and shower completes the accommodation at first floor level.

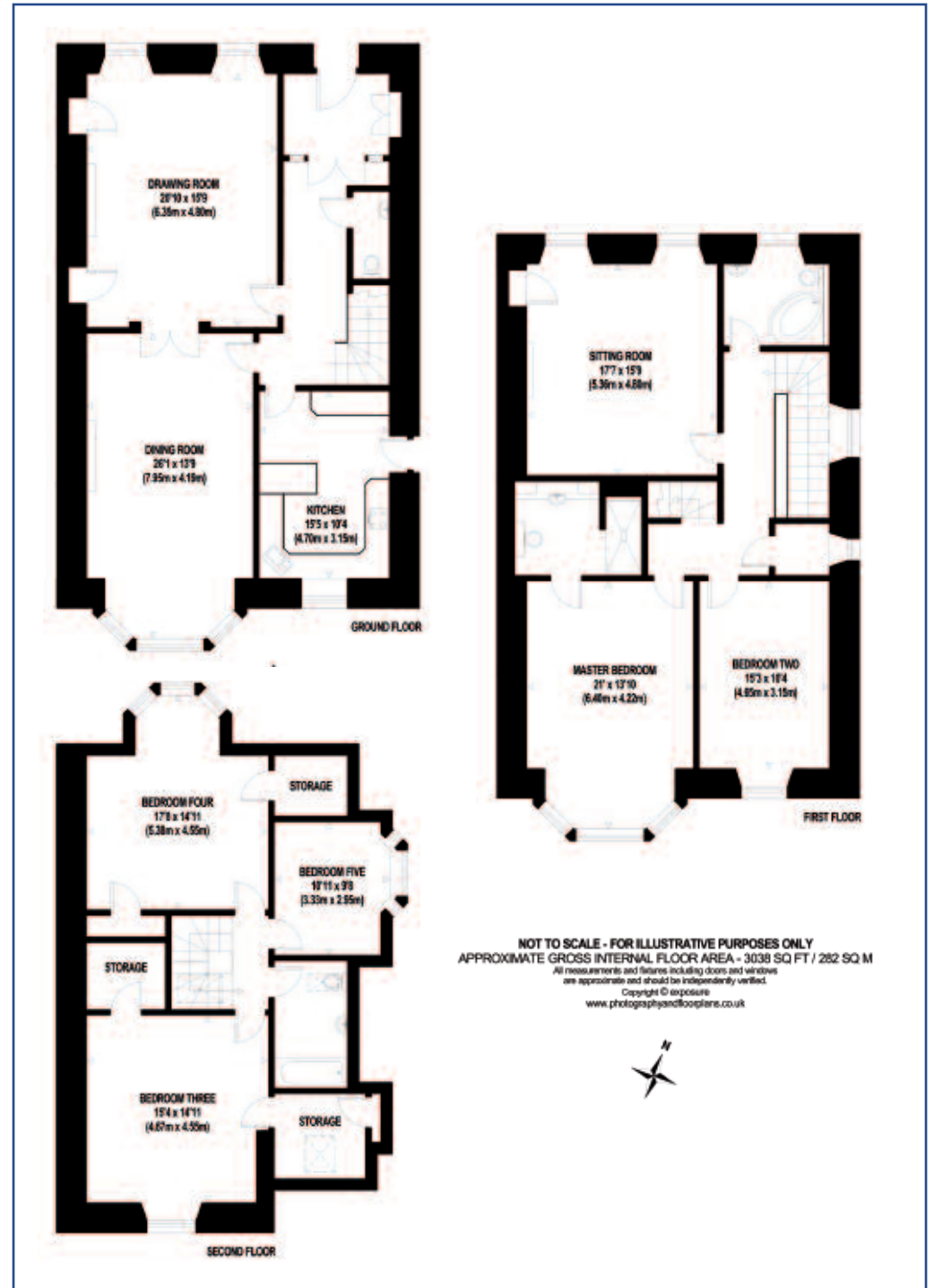
At second floor level are bedrooms three, four and five. Bedroom three has two deep recessed cupboards, perfect for storage and enjoys the same wonderful views as the two bedrooms on the first floor. Bedroom four is placed to the front of the property and again provides good storage and great views – this time towards Arthur's Seat. Bedroom five is a charming space, utilized by the current owners as a study. There is a lovely bay window affording stunning views over the surrounding rooftops and beyond. A further family bathroom completes the accommodation internally.

Externally the property benefits from gardens to the front and rear. The garden to the rear has a raised terrace area adjacent to the kitchen and a substantial area of private garden at the bottom of a set of steps leading down from the terrace. Predominately laid to lawn, there is also a further patio area and vegetable plot, with mature fruit trees and shrubs adorning the borders. There is a gate at the rear of the garden that leads through to a double garage and parking area.

- Entrance Hall with Vestibule
- Drawing Room
- Dining Room
- First Floor Sitting Room
- Modern Kitchen
- Master Bedroom with En Suite Shower Room
- Four Further Bedrooms
- Two Bathrooms
- Guest WC
- Impressive Storage Throughout
- Retains a Wealth of Period Features such as Fireplaces, Cornicing and Ceiling Moldings
- Double Garage
- Off-Street Parking
- Gardens both Front and Rear
- Gas Central Heating









## LOCATION

Situated within the heart of the prestigious Blacket Conservation Area, Mayfield Terrace provides a superb location in Newington and provides a most enviable location to the south of Edinburgh city centre and the historic streets of the Old Town.

The Conservation Area itself contains a wealth of architectural heritage with over 90 buildings identified as being of historical or architectural importance. The area was established in 1825, when stone entrance pillars, gates and gatehouses were erected at the ends of Blacket Place, Blacket Avenue and Mayfield Terrace to ensure privacy, security and seclusion for the residents of these peaceful streets. The gatehouses ceased to be used in the 1930s but still mark the entrances to this exclusive area. Properties here are renowned for the use of solid stone construction, slated roofs and classic timber sash and case windows.

This unique location is close to Holyrood Park and the Scottish Parliament buildings, as well as the city landmarks of Arthur's Seat, Salisbury Crags, Blackford Hill and the Royal Observatory. Newington provides a wealth of everyday amenities such as banks and small convenience stores, whilst the further amenities of Princes Street and the city centre, as well as Morningside and Bruntsfield, are also within easy reach.

The property lies within easy reach of the city by-pass allowing quick access to Edinburgh Airport and the central Scotland motorway network, whilst reliable bus services operate along both Minto Street and Dalkeith Road into and out of the city centre. Mayfield Terrace is conveniently located for access to some of the city's finest private schools including George Watson's College, George Heriot's School and Merchiston Castle School.

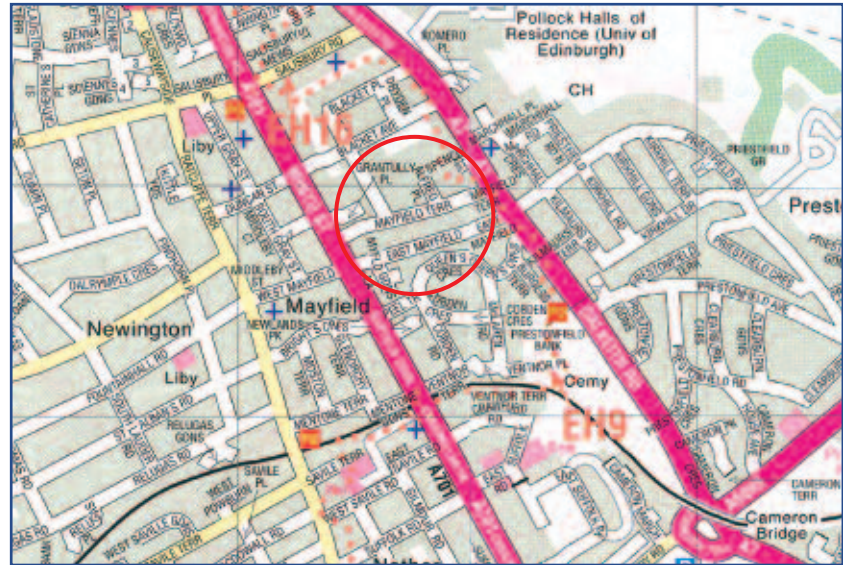
## ACCOMMODATION

ENTRANCE HALL	
DRAWING ROOM	20'10 x 15'9 (6.35m x 4.80m)
DINING ROOM	26'1 x 13'9 (7.95m x 4.19m)
SITTING ROOM	17'7 x 15'9 (5.36m x 4.80m)
KITCHEN	15'5 x 10'4 (4.70m x 3.15m)
MASTER BEDROOM	21' x 13'10 (6.40m x 4.22m)
EN SUITE SHOWER ROOM	10'7 x 7'8 (3.23m x 2.34m)
BEDROOM TWO	15'3 x 10'4 (4.65m x 3.15m)
BEDROOM THREE	15'4 x 14'11 (4.67m x 4.55m)
BEDROOM FOUR	17'8 x 14'11 (5.38m x 4.55m)
BEDROOM FIVE	10'11 x 9'8 (3.33m x 2.95m)
BATHROOM	8'5 x 6'9 (2.57m x 2.06m)
BATHROOM	10'4 x 5'8 (3.15m x 1.73m)
GUEST WC	7'3 x 3' (2.21m x 0.91m)
DOUBLE GARAGE	18'5 x 15'8 (5.61m x 4.78m)

## NOTE

Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and /or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.





76-80 Morningside Road, Edinburgh EH10 4BY Tel: 0131 447 4747 Fax: 0131 447 9555 DX 237 Edinburgh 1  
also at: 1 Atholl Crescent, Edinburgh, EH3 8EJ. Tel: 0131 221 6900 Fax: 0131 221 6949  
[huntersresidential.co.uk](http://huntersresidential.co.uk)



Hunters Residential is a division of Gillespie Macandrew LLP, a limited liability partnership, registered in Scotland number SO300743.