

D.J.ALEXANDER



14/9 West Mayfield  
Edinburgh | EH9 1TQ





## Property Overview

- Hall with storage cupboards off
- Bay window sitting room
- Breakfasting kitchen
- Master bedroom with en-suite shower room
- Two further double bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Lift access
- Communal garden
- Garage

## Description

This delightful three bedroom third floor flat forms part of an appealing development situated within landscaped grounds in the popular Newington area of south Edinburgh. The accommodation comprises: hallway with storage cupboards off; comfortable bay windowed sitting room with feature fireplace; breakfasting kitchen with ample wall and base units, tiled splashback and some integrated appliances; master bedroom with built-in wardrobes and en-suite shower room; two further bedrooms, both with built-in wardrobes; and a family bathroom with three piece white suite that completes the accommodation. The property has the benefit of gas central heating and double glazing throughout. Externally, the property has a private garage and access to a well maintained communal green which add to the appeal of the property.

The property is managed by Trinity Factors at an approx. monthly cost of £100 which includes upkeep and maintenance of the communal areas, lift insurance and buildings insurance.



**Extras:** All fitted flooring, window coverings and all integrated and non-integrated appliances are included in the sale. No warranties, guarantees or inventory will be provided.



## Location

The property lies approximately one and a half miles south of the city centre. Excellent local bus services provide links to the city and other areas of Edinburgh. The Edinburgh city by-pass is within comfortable driving distance of the property, which in turn provides links to the major motorway networks. There are several well thought of schools in the area, whilst Edinburgh University's Kings Buildings are in the immediate vicinity. There are a number of local shops on Mayfield Road, whilst Cameron Toll Shopping Centre provides for undercover shopping. Newington offers a wide range of amenities including many shops, an excellent selection of restaurants and bars. Morningside, lying approximately one and a half miles away, offers speciality shops, a Waitrose and a Marks and Spencer's food store. Recreational facilities include walks through Blackford Hill and Holyrood Park, in addition there is the Commonwealth Swimming Pool, a number of established golf courses and the Queens Hall in Newington.







## Viewings

By appointment with DJ Alexander, 1 Wemyss Place, EH3 6DH

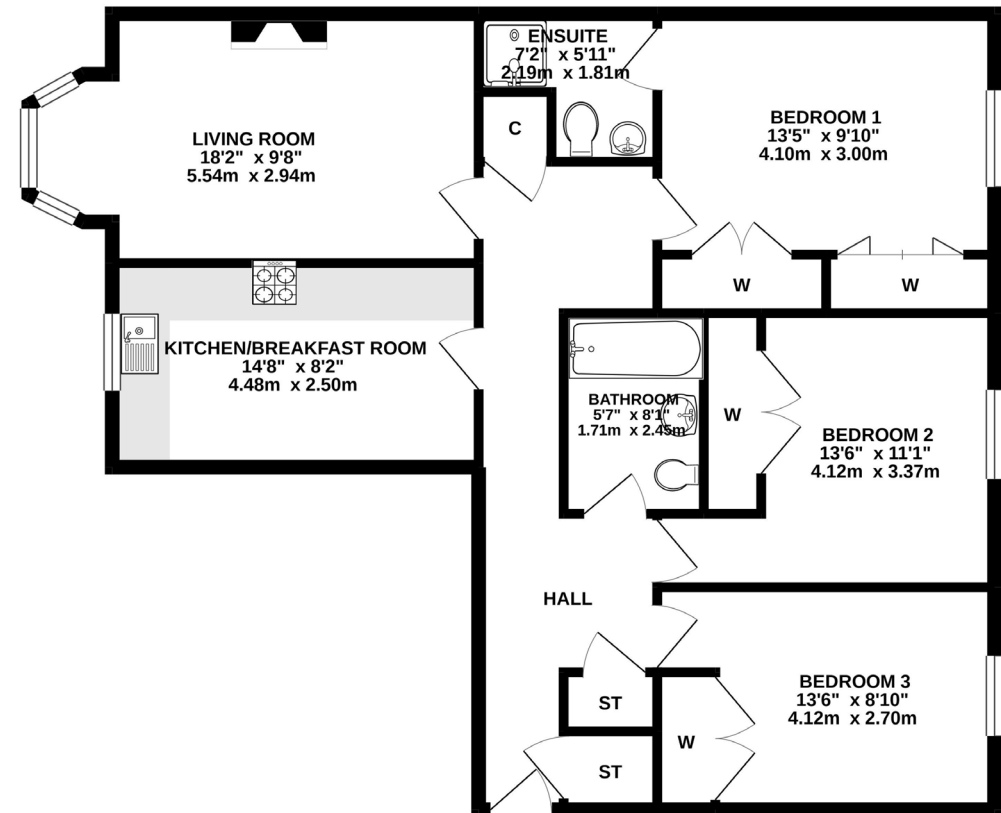
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This property, and other properties offered by D.J. Alexander can be viewed at their website [www.djalexander.co.uk](http://www.djalexander.co.uk), as well as at affiliated websites

[www.rightmove.co.uk](http://www.rightmove.co.uk), [www.zoopla.co.uk](http://www.zoopla.co.uk), [www.onthemarket.com](http://www.onthemarket.com)

## 3RD FLOOR 941 sq.ft. (87.5 sq.m.) approx.



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TOTAL FLOOR AREA: 941 sq.ft. (87.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Important Notice:

- 1: These particulars do not form part of an offer or a contract of sale.
- 2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
- 3: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer.
- 4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale.
- 5: All services and appliances have not been tested for efficiency or safety and no warranty is given.