



License No: ES100012703



# GSB PROPERTIES

## OFFERS TO:

18 HARDGATE HADDINGTON  
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## HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

EDINBURGH  
NEWINGTON  
22 IF2 East Mayfield  
EH9 1SE

**OFFERS IN THE REGION OF £250,000**



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**SPACIOUS,**  
**IMMACULATELY**  
**PRESENTED 2 BEDROOM**  
**FIRST FLOOR FLAT**  
**RECENTLY REFURBISHED**  
**TO THE HIGHEST OF**  
**STANDARDS**  
**EAST FACING TOWARDS**  
**ARTHUR'S SEAT**  
**PROVIDING EXCELLENT**  
**VIEWS**

**ENTRANCE HALLWAY**  
**LARGE LOUNGE WITH**  
**BAY WINDOW**  
**DINING ROOM**  
**KITCHEN**  
**2 SPACIOUS DOUBLE**  
**BEDROOMS**  
**BATHROOM**  
**GAS CENTRAL HEATING**  
**COMMUNAL GARDEN**  
**AREA**  
**PERMIT PARKING**

#### General Description

Located in the heart of the vibrant Newington area, on the corner of Dalkeith Road and East Mayfield, the property is minutes walk from Arthur's Seat, Holyrood Park and the Meadows with excellent public transport and close access to all local amenities, Cameron Toll Shopping Centre, the University and Commonwealth Sports Centre.

Originally constructed in c1877 the recent complete refurbishment has brought this spacious, stylish flat to superb decorative order throughout, yet at affordable pricing. Many original features remain, such as high ceilings, ornate ceiling rose and handsome detailed cornices. The internal floor area covers approximately 81m<sup>2</sup> which allows flexible and comfortable living.

The property is situated on the first floor and briefly comprises of large Lounge, Dining Room, Kitchen, 2 spacious Double Bedrooms, and Bathroom, with ample storage.

A communal garden area is to the rear of the building.

#### LOUNGE

6.04m x 5.96m (19'10 x 19'06)

Spacious and elegant with a large east facing bay window towards Arthur's Seat, new oak flooring and original cornices, ceiling rose and dado rail surrounding room.

#### KITCHEN

2.95m x 1.98m (9'08 x 6'03)

Refurbished with a quality range of wall and base level units with work surface over and incorporating stainless steel sink unit and drainer; washer/dryer; oven, ceramic hob and extractor hood. Newly tiled splashbacks and flooring.

#### DINING ROOM

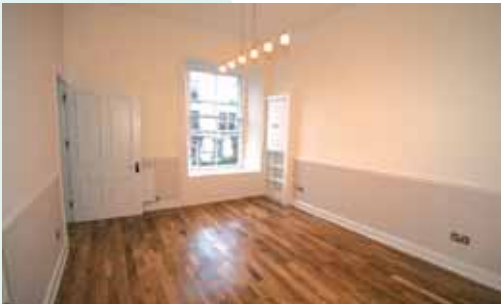
4.04m x 3.05m (13'03 x 10'00)

Formal dining room providing access to the kitchen. East facing window with large cupboard and new oak flooring.

#### BEDROOM 1

5.45m x 3.46m (17'10 x 11'04)

Impressively large double bedroom with fitted carpet, window to the front aspect and cupboard. Original cornices and feature dado rail surrounding room.



The property has been prepared to be available for immediate entry.

#### Accommodation

#### ENTRANCE HALLWAY

The property is accessed via a secure main door with entry phone access. New solid oak floor with spotlights to ceiling and two good sized storage cupboards, and a further wall mounted meter cupboard.

#### BEDROOM 2

3.87m x 3.78m (12'05 x 12'03)

Second double bedroom with fitted carpet, original cornices to the ceiling and dado rail.

#### BATHROOM

Fitted with a new white three piece suite comprising low level w/c, wash hand basin and panel bath with shower over and glazed screen. Newly tiled floor with matching tiles to picture rail level. Spotlights to ceiling and extractor fan.

**COUNCIL TAX BAND – D**

**VIEWING:**  
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**01620 825368**