



19/2, Mentone Terrace, Newington, Edinburgh, EH9 2DG

Impressive, Spacious & Beautifully Presented, Three-Bedroom, First Floor Flat

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Property Description

Impressive, spacious and beautifully presented, three-bedroom, first floor flat with extensive period features, set in a traditional stone-built tenement. Located in the desirable Newington area, lying to the south of Edinburgh city centre.

Comprises an entrance vestibule, hall, living room, breakfasting kitchen, three double bedrooms, a shower room, en-suite and utility room.

Tastefully finished with neutral decor, highlights include high ceilings, sash and casement windows, superb cornice plasterwork and panelled doors. Further features include gas central heating, a wood-burning stove, a secure entry system, and TV and telephone points.

Externally, the property benefits from an established private garden to the rear accessed via a shared walkway; and permit on-street parking to the front and in the surrounding areas.

The entrance hall features two storage cupboards and engineered solid oak flooring, and serves each room within the property. The bright and exceptionally spacious living room is set to the rear, featuring superb ornate plasterwork, a wood-burning stove and a deep bay window which affords views over the rear gardens and plenty of natural light.

Featuring a full range of high specification AEG integrated appliances including an induction hob, extractor hood, oven, microwave, dishwasher and fridge/freezer, the breakfasting kitchen is fitted with bespoke contemporary units and Silestone quartz composite worktops, with an adjoining utility room including a freestanding washing machine and tumble dryer.

Also featuring a bay window, the large master bedroom (currently being used as a sitting room) features engineered oak flooring, exquisite cornice-work and a modern en-suite shower room with a walk-in enclosure. Bedroom two is likewise to the front, similarly well finished, with ample space for freestanding furniture; whilst bedroom three may be used flexibly as an office. Completing the accommodation, the stylish shower room is fitted with a double walk-in cubicle including a rain head mains mixer shower, tiled splash walls and ladder style radiator.

A 360 Virtual Tour is available online.

mov⁸ 19/2 Mentone Terrace, Newington, Edinburgh, EH9 2DG
Estate Agents and Auctioneers
Approximate Gross Internal Area: (1561 sq ft - 145 sq m.)



Area Description

Newington lies roughly two miles south of the city centre, and provides a number of local amenities for everyday needs, offering a variety of specialist shops and a vibrant atmosphere of bars, restaurants, and cafes. The popular Cameron Toll Shopping Centre also offers a selection of high-street shops and a Sainsbury's superstore. A convenient location for Edinburgh University, The Royal Infirmary and the Scottish Parliament, there are also many leisure opportunities

and open green spaces including Holyrood Park and Arthur's Seat, Blackford Hill and The Meadows, as well as the Royal Commonwealth Pool, formerly a venue for the Commonwealth Games. Well-regarded schooling is available at all levels within the area including James Gillespie's and St. Thomas of Aquin's high schools and Sciennes and St Peter's RC primary schools, and a regular public transport service provides easy access to and from the city centre.





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