



19

**"GLENALLAN"
19 MAYFIELD ROAD
NEWINGTON
EDINBURGH**

This impressive stone-built Victorian townhouse forms part of Edinburgh's much sought after Newington district.

Entrance vestibule, reception hallway, sitting room, dining room/office, family room/bedroom, dining-sized kitchen, breakfasting room, five bedrooms, four ensuites, shower room, bathroom. Gas central heating, gardens, parking, laundry store and cellar.

Fixed price £685,000





GENERAL DESCRIPTION

This exceptional end terraced villa forms part of an attractive stone-built Victorian terrace on Edinburgh's Mayfield Road. 'Glenallan' itself is beautifully appointed throughout, and has generously proportioned accommodation formed over three levels. This versatile property has successfully operated as an award-winning bed and breakfast over a number of years but could easily be used as an exceptional family home with minimum changes required. Internally, as one can see, the property displays stylish modern living that blends with both traditional and original features. Internal viewing is highly recommended in order to fully appreciate the all-round quality and appeal of this sizeable residence.

SITUATION

Mayfield Road is set in the much sought-after area of Newington which has an excellent range of good local amenities and shopping facilities. There are also good local schools and access to Edinburgh and Napier Universities, in particular Edinburgh University's Kings Buildings and the Royal Dick Veterinary College which are close by. Recreational amenities within the area include the Royal Commonwealth Pool and pleasant walks on the nearby Blackford and Braid Hills, as well as Holyrood Park and Arthur's Seat. The city centre is within easy reach via a regular bus service. Northbound and Southbound there are links to the city bypass and Central Scotland M9/M8 network, and Edinburgh Airport.





ACCOMMODATION

(All Sizes Approximate)

ENTRANCE VESTIBULE

'Glenallan' is gained via the original timber door which has fan light above and screens to either side. This broad vestibule area has further glass panelled door with fan light and screen to the side leading through to the reception hallway. Displays original cornice work, picture rail and Terrazzo tiled floor.

RECEPTION HALL

The reception hall provides access to the sitting room, dining room/office and dining-sized kitchen. Displays original coving, dado rail and has staircase to the upper hall with shelved cupboard below housing the hot water cylinder.

SITTING ROOM 22'0" X 15'2" (6.71 X 4.62)

(into the bay)

This beautifully presented public room has broad front-facing bay window and additional side window overlooking the gardens. The room displays many fine features including intricate cornice work, picture rail, open shelved press and natural wood finishes. The focal point of the room is the handsome marble fireplace with inset living flame gas fire, decorative brass canopy and black slate hearth/surround.

DINING ROOM/OFFICE

13'5" X 10'0" (4.09 X 3.05)

This versatile room has a rear-facing window with working shutters overlooking the garden. Presently being used as an office, it features fitted furniture including desk, cupboards, filing cabinet and shelving. Displays original coving and picture rail.



DINING SIZED KITCHEN

16'6" X 12'6" (5.05 X 3.81)

This bright stylish room has two side-facing windows with working shutters overlooking the garden. The room displays an extensive range of modern units with granite worktops. Included in the sale price and incorporated into the design are the fridge/freezer, dishwasher and Falcon dual-fuel five-burner range cooker with two ovens, grill and warming drawer. The range itself is incorporated into a custom-built oak surround with extractor canopy which has matching lit gantry over the island. Other features include an oak veneered floor, picture rail, built in cupboard and shelf and fitted table which is ideal for informal dining. Doorway through to breakfast room.

BREAKFAST ROOM

10'7" X 10'7" (3.23 X 3.23)

Again a bright room with side and rear-facing windows overlooking the gardens. The room provides ample space for table and chairs and has glass panelled door giving access to the rear garden. Displays covings and oak veneer flooring which is continued from the kitchen area.

UPPER HALL

The upper hall provides access to the master bedroom, bedroom two, the bathroom and family room/bedroom. Displays original covings, dado rail and provides access to higher level storage area. Further stairs lead to the top hallway.

FAMILY ROOM/BEDROOM

12'9" X 9'10" (3.90 X 3.02)

This versatile room has rear-facing window overlooking gardens. Displays original covings, picture rail and is suitable as a bedroom or public room.

MASTER BEDROOM

22'0" X 15'2" (6.71 X 4.62)

(into the bay)

This superb master bedroom has broad bay windows to the front and additional window to the side of the property. The room displays ornate cornice work, centre ceiling rose and extensive fitted bedroom furniture incorporating wardrobe and drawer sections. Door leads to the ensuite.

MASTER ENSUITE

This room has front facing window and features a white three piece suite comprising: wc, pedestal wash hand basin and enclosed shower tray with main shower over.

BEDROOM 2 17'3" X 12'6" (5.26 X 3.82)

(at widest point)

This attractive room has twin rear-facing windows and additional window to the side of the property. Displays original covings, picture rail and door off to ensuite.

BEDROOM 2 ENSUITE

This internal room features a white three piece suite comprising: wc, pedestal wash hand basin and bath with shower attachment. Displays heated towel rail and extractor fan.

BATHROOM

This internal room features a white three piece suite comprising: wc, pedestal wash hand basin and bath with shower attachment. Displays heated towel rail and extractor fan.

TOP HALLWAY

This bright hallway has large cupola providing natural daylight to the stairs. Doors lead off to the three remaining bedrooms and shower room. Displays original covings and dado rail.





BEDROOM 3 18'4" X 12'5" (5.61 X 3.79)

(at widest point)

Set to the rear of the property with twin windows overlooking gardens and towards Arthur's Seat. The room displays original coving, part coombed ceiling and fitted bedroom furniture comprising of vanity, drawer, wardrobe and cupboard sections. Door leads off to the ensuite.

BEDROOM 3 ENSUITE

This room has window to the side and features a white three piece suite comprising: wc, pedestal wash hand basin and enclosed shower tray with main shower over. Displays original coving and heated towel rail.

BEDROOM 4 15'2" X 12'10" (4.62 X 3.93)

(at widest point)

Set to the front of the property with dormer bay window enjoying an open outlook over Blackford Hills and towards the Pentlands. This room features original coving, part coombed ceiling and has door through to the ensuite.

BEDROOM 4 ENSUITE

This internal room features a white three piece suite comprising: wc, pedestal wash hand basin and enclosed shower tray with main shower over. Displays heated towel rail and extractor fan.

BEDROOM 5 11'5" X 9'11" (3.48 X 3.03)

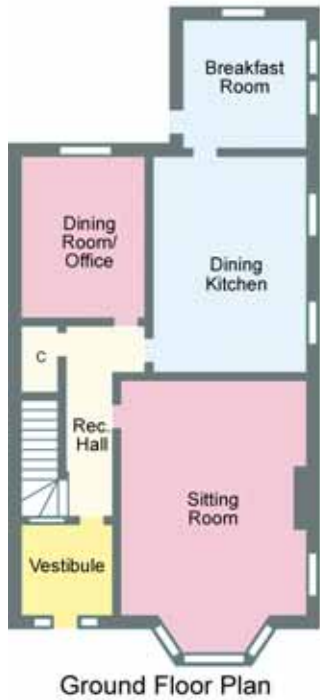
This double bedroom has rear facing window which enjoys an attractive outlook over gardens and towards Arthur's Seat. The room features fitted bedroom furniture and has part coombed ceiling.

SHOWER ROOM

This room has front facing Velux window, a coombed ceiling and features a white three piece suite. Comprises: wc, pedestal wash hand basin and enclosed shower tray with main shower over. Displays built-in cupboards and heated towel rail.



Schematic Diagram only - Not to scale



Ground Floor Plan



Top Floor Plan



Upper Floor Plan

sold on style™

If you are, call us to find out more about our bespoke service.

HEATING

The property has a system of gas central heating.

GARDENS

'Glenallan' is set on a good sized plot on the corner of Mayfield Road and Bright's Crescent. The gardens are fully enclosed and feature various lawns, paths and planted areas which display a variety of mature plants, shrubs and trees. To the side of the garden there is an attractive sun patio area which enjoys a degree of seclusion.

PARKING

To the rear of the property, and gained off Bright's Crescent, there is a large secure gated parking area which provides off street parking for a number of vehicles and ornamental security lighting.

LAUNDRY/STORE 10'0" X 7'10" (3.06 X 2.41)

Set within the rear garden there is a timber-built laundry/store with lighting/power supplied and plumbing for washing machine.

CELLAR

Accessed from the rear garden there is a large cellar area providing useful storage space. Lighting and power supplied. Central heating boiler.

EXTRAS

Included in the sale price are the fitted carpets in all rooms (except the kitchen and breakfast room).

NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.

ENTRY

By Arrangement

VIEWING

By appointment contact Russel + Aitken on 0131 315 2638

PRICE

Fixed price £685,000



Russel + Aitken
solicitors and estate agents

Property Department
16 Raeburn Place
Edinburgh, EH4 1HN
T : 0131 315 2638
F : 0131 315 4319
E : enquiries@russelaitken.com