



Manor Place, West End, EH3



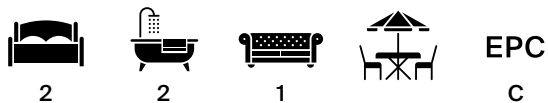
A beautifully maintained lower ground flat with **striking** **Georgian** period architecture.

Originally refurbished in 2016, this property seamlessly blends timeless character with contemporary comfort. Over the years, it has been carefully preserved to remain in excellent condition.

The property features high-quality kitchens and bathrooms designed by Colin Wong (UK Design Award Winner), including stylish and durable fittings. Enhancements made during the refurbishment include double-glazed sash and case windows at the front and rear, a fully rewired interior with Cat 5 cabling and remote video entry, and French oak Panaget flooring paired with elegant Farrow & Ball décor.

Accessed via a private front courtyard, this stunning flat offers a spacious master bedroom with ample natural light and direct access to an en suite bathroom, fitted with high-specification tiling, underfloor heating, and premium lighting and fixtures. Across the hall is a second double bedroom, also bright and welcoming, with a sunny westerly aspect.

At the rear, the living area showcases a well-proportioned space enhanced by a gas fire. The sleek kitchen offers high-quality, handleless lacquered units, a Silestone work surface, and Neff appliances, adding a touch of sophistication and practicality to everyday living.



Offers Over	Tenure	Local Authority	Council Tax
£525,000	Freehold	The City of Edinburgh Council	Band E



Additional features include a central shower room with underfloor heating and a utility cupboard for convenient storage. Outside, the front patio houses generous storage cellars, and a landscaped private patio garden at the rear offers secure access to William Street.

This is a truly exceptional two-bedroom flat that combines period charm with modern luxury. Its impressive design, private patio, and ample storage make it a highly desirable property in the heart of Edinburgh.

Location

Nestled in the prestigious West End of Edinburgh, 9A Manor Place offers a prime location within walking distance of the city's vibrant heart. This area combines the charm of Georgian architecture with the convenience of modern city living, making it one of the capital's most sought-after residential addresses.



For commuters, transport links are exceptional. Haymarket Station, just a 10-minute walk away, provides frequent rail services across Scotland and to key destinations in England, including London and Manchester. The nearby Edinburgh Tram offers an easy route to Edinburgh Airport, while an extensive bus network provides quick access to other parts of the city and surrounding areas. For those driving, major road links such as the A90 and A8 are easily accessible.

In terms of local amenities, residents are spoiled for choice. Manor Place is moments away from the boutiques and cafés of William Street and the bustling charm of Princes Street and George Street, where you'll find an array of high-end retailers, trendy restaurants, and stylish bars. For a quieter retreat, the tranquil Water of Leith walkway and the picturesque Dean Village are just a short stroll away, providing beautiful spots for riverside walks and outdoor relaxation.

Food lovers will appreciate the diverse dining options available nearby, from Michelin-starred restaurants to cosy cafés and artisan bakeries. The recently developed St James Quarter is a 20-minute walk away, offering world-class shopping, dining, and entertainment options.

9A Manor Place offers the perfect blend of peaceful, historic surroundings with immediate access to the best of Edinburgh's urban lifestyle, making it an ideal home for those seeking a luxurious and convenient city base.



**Approximate Gross
Internal Floor Area
1009.58 Sq Ft - 93.79 Sq M
Stores: 16.90 Sq Ft - 1.57 Sq M**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Lower Ground Floor



Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated November 2024. Photographs and videos dated November 2024.

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