



Manor Place, Edinburgh, EH3

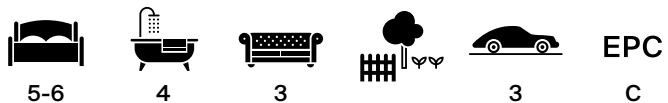


An impressive West End Georgian home **with beautiful proportions**, period details and a contemporary finish.

Location

Situated in the heart of Edinburgh's prestigious West End, the property on Manor Place enjoys fashionable shops, boutiques, restaurants and bars within easy reach. The property is a stone's throw away from charming, cobbled William Street with its array of independent businesses, and is only a short walk from the retail, financial and commercial city centre in Princes Street and George Street. It also has easy access to Haymarket Train Station and Edinburgh's tram and bus network.

Local amenities include the Drumsheugh Private Swimming Baths, the Edinburgh Sports Club, the Dean Tennis Club, numerous yoga studios and the Modern and Dean Art Galleries. There is easy access to the impressive Water of Leith walkway which leads to the Edinburgh cycle path network, whilst the open spaces of the Royal Botanic Gardens and Inverleith Park are within walking distance. The area is particularly popular with families, with schools including St. George's School For Girls, Erskine Stewart's Melville Schools, Fettes College and The Edinburgh Academy all nearby.



Offers Over	Tenure	Local Authority	Council Tax
£2,100,000	Freehold	The City of Edinburgh Council	Band TBC







This spectacular townhouse has been fully refurbished to an exceptional standard by the current owner. The house is accessed via a main door entrance at ground level. The entrance hall sets the tone, both in terms of the scale and the quality of the finish.

On the ground level, the striking kitchen, designed and installed by award winning Kitchens Defined, is positioned to the rear of the house and is open plan to the dining/living room creating excellent living and entertaining space. The bespoke contemporary kitchen features a large island unit, ample storage and high quality fixtures and fittings.





With east/west room orientations, the kitchen and living room is flooded with natural light thanks to its large windows, and showcases lovely features including a fireplace, integrated cornicing and a stunning engineered wooden floor. The ground floor is completed by a large utility room with direct access out to the garden and private parking as well as a stylish WC.

The elegant stairs to the upper floors are crowned by a barrelled ceiling cupola which provides natural light through the centre of the house. To the front of the first floor, the drawing room is breath taking, providing incredible living space and a flexible entertaining area on a grand scale. The impressive principal bedroom is located to the rear and benefits from a stunning en-suite bathroom room as well as a walk-in wardrobe.

On the second floor is two well-proportioned bedrooms to the rear. The bedrooms benefit from a stylish shower room and a family bathroom with an additional storage cupboard. To the front is an exceptional room which is very flexible and could be used as a further bedroom, or a sizeable family room with great entertaining space.

On the half landing at the top of the townhouse are two further well-proportioned bedrooms, one featuring a shower en suite.



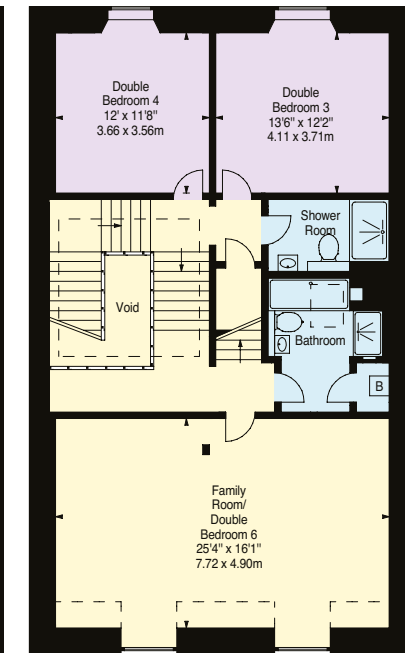
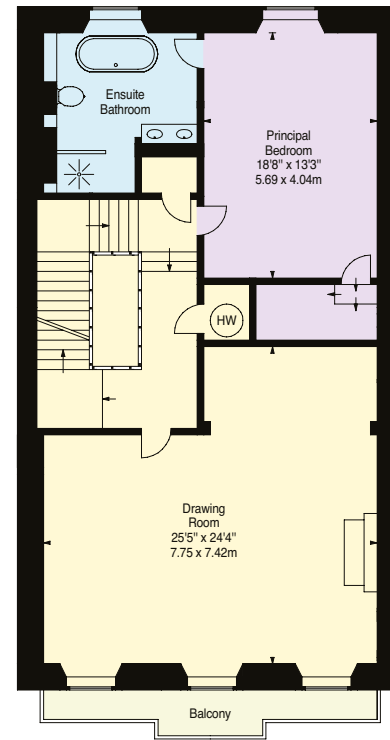
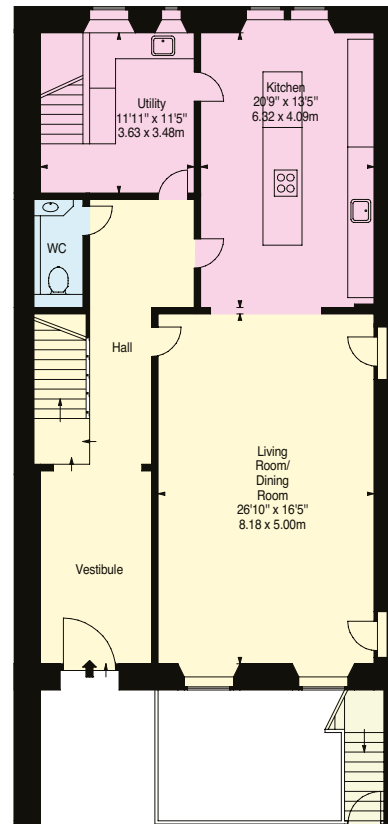
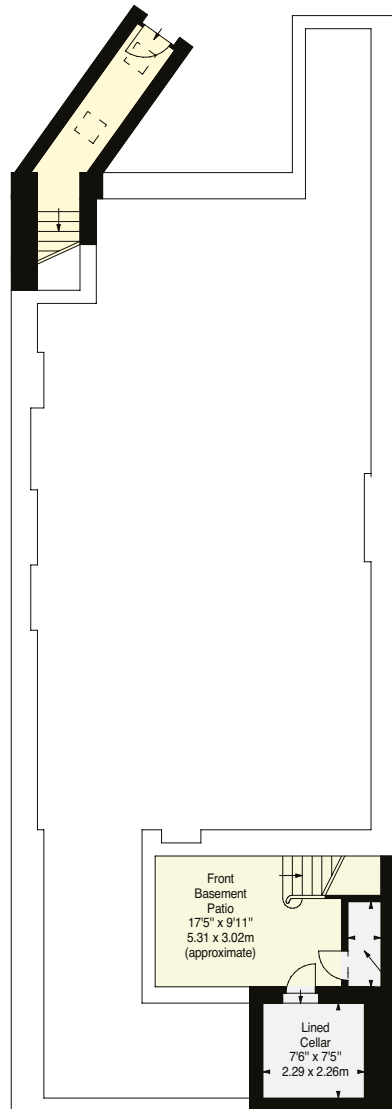
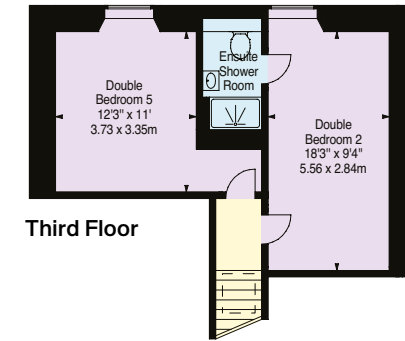
Approximate Gross Internal Floor Area

4200 Sq Ft - 390.18 Sq M

Lined Cellar & Unlined Cellar Store:

76 Sq Ft - 7.06 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.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



The townhouse benefits from direct access to the rear garden via an internal hallway. There is water and power provision in the garden and the garden extends to provide a large patio ideal for entertaining to the rear. There is parking provision for three cars as well as electric charging installed. There is a right of access to the car parking from the basement and neighboring flat as illustrated in the upcoming plan. To the front of the property, there is a dry lined under pavement cellar for additional storage and contains some plant for the property.

Other internal features:

- Designer kitchen with Miele and Neff integrated appliances, including main oven, combi microwave oven, induction hob with down draft extractor, warming drawer and Quooker boiling water tap
- Designer bathrooms with underfloor heating
- Specialist LED lighting features to cupola, hall, kitchens, and bathrooms
- Re-wired/plumbed and the roof, balcony and all external ironwork refurbished
- Sash and Case windows fully refurbished with double glazing
- Doors & shutters refurbished
- Sprinkler system, smoke and fire alarms installed
- The refurbishment included the addition of extensive insulation throughout the building's shell

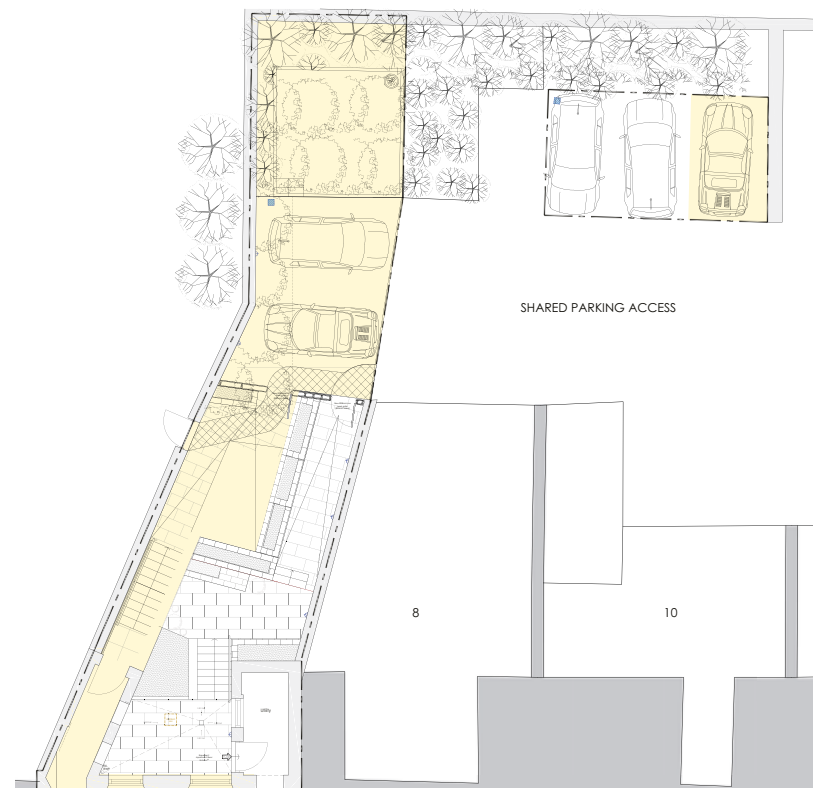
Financial Guarantee/Anti Money Laundering

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.





6 Manor Place – Allocated parking



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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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