

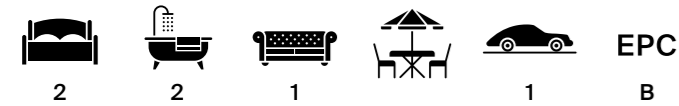


Manor Place, Edinburgh, EH3





A stunning, two bedroom,
Georgian apartment with
a private patio garden and
parking.



Offers Over £725,000
Tenure Freehold
Local Authority The City of Edinburgh Council
Council Tax Band TBC



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.

The property

This exceptional main door apartment has been fully refurbished to an exceptional standard by the current owner. The apartment is accessed via a main door entrance at ground level with an attractive central hallway.



To the rear of the flat is the bespoke designed and installed kitchen by award winning Kitchens Defined, which sits within the open plan kitchen/dining/living room creating excellent living and entertaining space. The bespoke contemporary kitchen features a large peninsula unit, ample storage and high quality fixtures and fittings. This stunning living space also benefits from an inbuilt side board with wine fridge and additional unit storage and a sizeable cupboard. There is a practical utility room with direct access to the patio garden and private parking.



Located off the hallway is access to the principal bedroom which is generously proportioned and benefits from its own stylish en suite shower room with under floor heating and quality fixtures.

There is a second double bedroom opposite which also features an additional area which could be used as a dressing room or home office space. The apartment benefits from an abundance of storage with three further large cupboard as well as a beautifully finished bathroom.

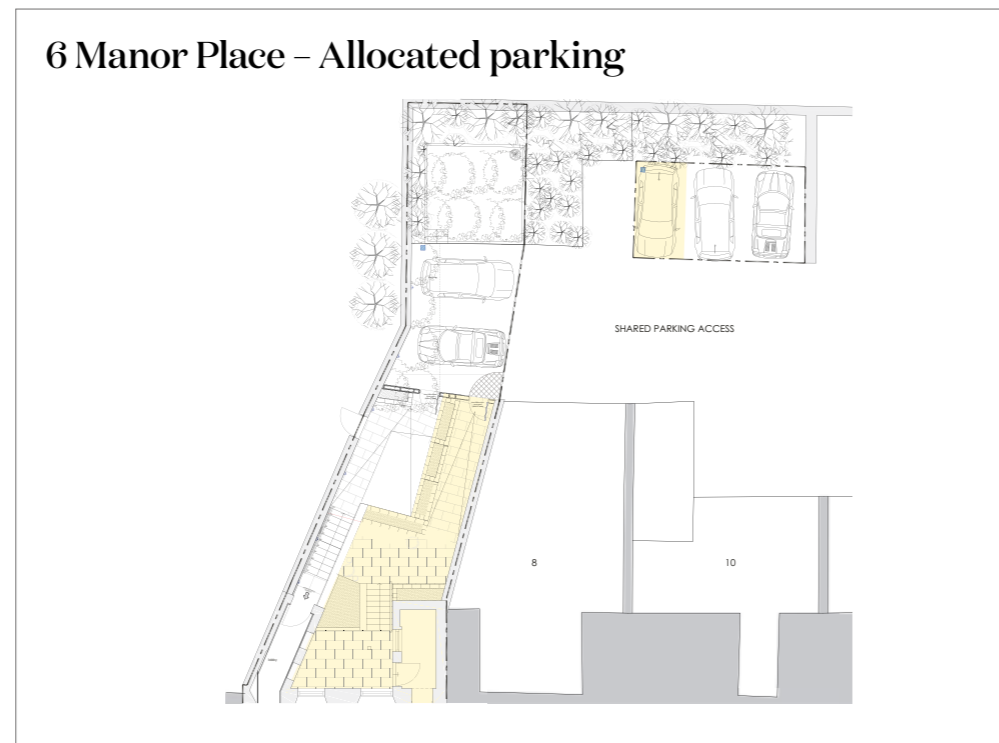
The apartment benefits from direct access to the rear patio garden. The garden has been beautifully landscaped with different levels for entertaining and there is water and power provision in the garden. There is private parking for 1 car as well as electric charging installed. To the front of the property, there is two dry lined under pavement cellars for additional storage and contains some plant for the property.

Other internal features:

- Designer kitchen with 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

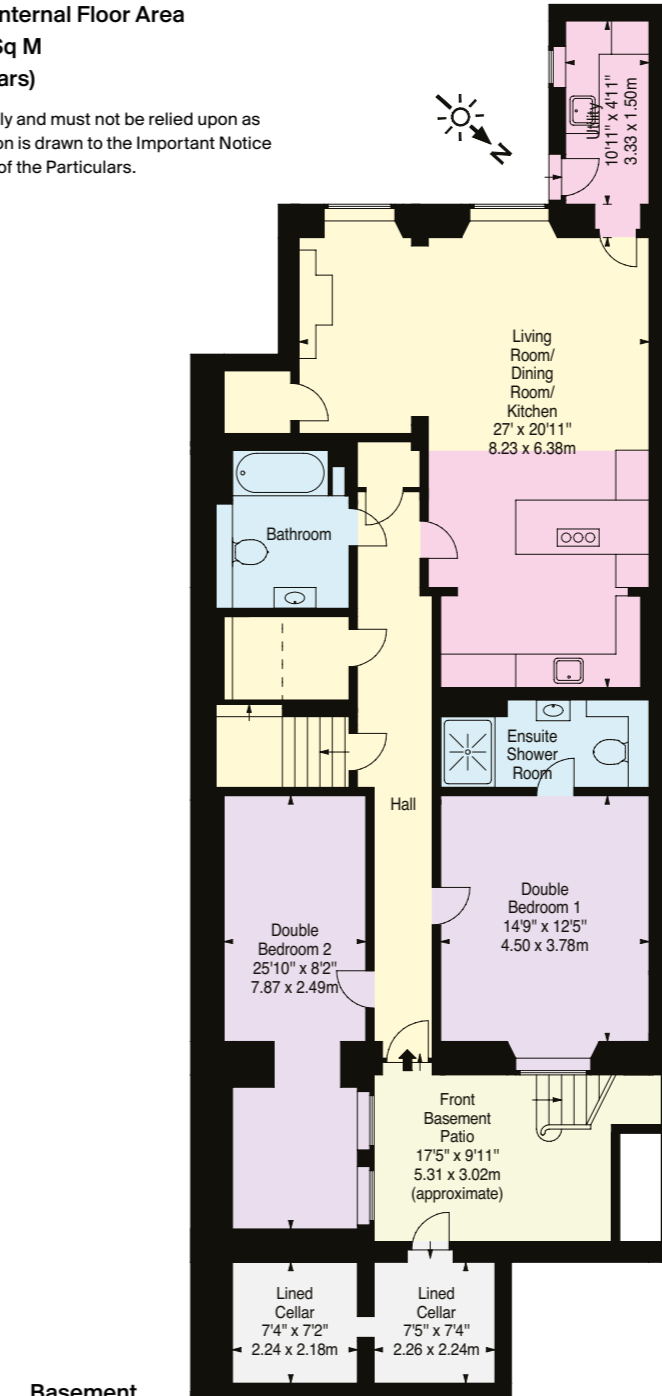
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Approximate Gross Internal Floor Area 1503 Sq Ft - 139.63 Sq M (Including Lined Cellars)

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



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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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