



lindsays

27 (2f) Manor Place
West End, Edinburgh, EH3 7DX

"An enviably located two bedroom top floor flat in the heart of the highly regarded west end"

- Welcoming Hall with flagstone flooring
- Elegant Sittingroom with feature fireplace
- Modern Breakfasting Kitchen with cupola
- Two Double Bedrooms
- Bright modern Bathroom
- Gas Central Heating
- Sash and Case Windows
- Excellent storage
- Residents Permit Parking

EPC Rating D

OFFERS OVER £385,000



Description

An extremely impressive Georgian top floor flat situated in the World Heritage site of the highly regarded West End. Enjoying an open outlook to St Mary's Cathedral this light, elegant property retains beautiful features offering a superb home in walk-in condition. The main stairwell cupola provides natural light to a welcoming flag-stoned entrance hall. The large, well-proportioned sitting room has two southwest facing sash windows providing direct views of the cathedral. The room has original cornicing, a large fireplace, flagstone hearth and polished original flooring. The breakfasting kitchen has modern, integrated applications as well as a period stove. A generous sized double bedroom quietly situated at the rear of the property, has views of Edinburgh Castle, features fully functional wooden shutters and excellent storage cupboards including fitted shelving. The second double bedroom at the front of the property enjoys clear views over the cathedral gardens. Both bedrooms have fireplaces and polished wood floors. The bright modern bathroom, fitted with underfloor heating, has a white suite with a shower over the bath. Two large hall cupboards and direct access to the attic offering significant storage.

Area

The West End is close to many of the capital's finest shops and restaurants as well as its commercial and retail core in George Street and Princes Street. There is a variety of local amenities within close walking distance on Shandwick Place. The cosmopolitan district of Stockbridge is only a short walk away offering a superb choice of speciality shops, fashionable bars, quaint coffee shops, delis and boutiques. Locally there is a Co-operative Food, a Waitrose supermarket at Comely Bank in addition to a Sainsbury's supermarket and range of retail stores at Craigleith Shopping Park near Blackhall. There is easy access to the Water of Leith Walkway and cycle path, whilst the open spaces of the Royal Botanic Gardens and Inverleith Park are also within walking distance. The Drumsheugh Baths Club is situated nearby in Belford Road whilst the Edinburgh Sports Club, Dean Tennis Club and the Scottish National Gallery of Modern Art are located in the Dean Village. Haymarket rail station is close by and regular public transport provides swift access in and around the city. The tram stop at Haymarket provides swift access to Edinburgh Airport and other areas of the city. By car fast main roads connect quickly to the city bypass, Edinburgh International Airport, the Forth Road Bridge and central motorway network.

Viewing

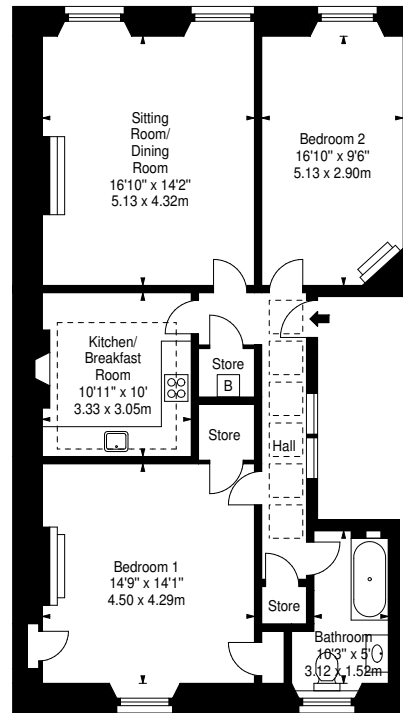
By appointment contact Lindsays on 0131 229 4040



Manor Place,
Edinburgh,
Midlothian, EH3 7DX



Approx. Gross Internal Area
961 Sq Ft - 89.28 Sq M
For identification only. Not to scale.
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Second Floor

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.