



lindsays

58B Manor Place
West End, EH3 7EH

"A superb maindoor garden flat which benefits from a private courtyard to the front, private patio to the rear and three cellars"

- Sitting room with French doors to patio
- Modern fully fitted kitchen
- Master bedroom with dressing room/study
- Second double bedroom
- Modern shower room
- Separate wc
- Gas central heating
- Sash and case windows
- Private courtyard to the front
- Private patio to the rear
- Three cellars

EPC Rating D

FIXED PRICE £560,000

£10,000 BELOW HOME REPORT VALUATION



Description

A superb maidoor garden flat situated within a handsome B listed building, located in the heart of the prestigious West End. This delightful property retains beautiful original features and boasts a private courtyard to the front, a private patio to the rear, two lined cellars with power and light, and a third cellar. Situated within the historic New Town conservation area the property is enviably located close to excellent amenities and the City Centre. In brief the accommodation comprises; entrance vestibule, hall with staircase leading up to the elegant communal entrance, sitting room with feature fireplace and French doors to the rear patio, modern fully fitted kitchen with pantry and door providing access to the rear patio, spacious master bedroom with triple windowed dressing room/study off, elegant second double bedroom with ornate corning, modern shower room, and separate wc.

Area

Located in the very heart of the city's West End, Manor Place could hardly be more central or convenient, with all the city has to offer virtually on the doorstep. Princes Street and vibrant George Street with their designer shops and stylish restaurants are within minutes, yet the area retains a charming village like atmosphere with cobbled streets, Georgian and Victorian architecture featuring throughout. There are numerous small independent shops, as well as a Marks & Spencer food outlet and a Sainsbury's both within minutes of the flat, as are a wonderful variety of coffee houses, restaurants and bars. The Dean Gallery and the Scottish National Gallery of Modern Art are within a pleasant stroll. Indeed, the Usher Hall, Traverse and Lyceum Theatres, and Odeon Cinema are all within a few minutes on foot. There are delightful leafy riverbank walks by the Water of Leith, several access paths to the city's cycle path network and Edinburgh Sports Club offering a wide programme of activities, all within close proximity. Bus services are on hand to many other parts of the city and a tram stop on Shandwick Place provides a direct link with Edinburgh International Airport. In addition, Haymarket Rail Station is less than five minutes away.

Viewing

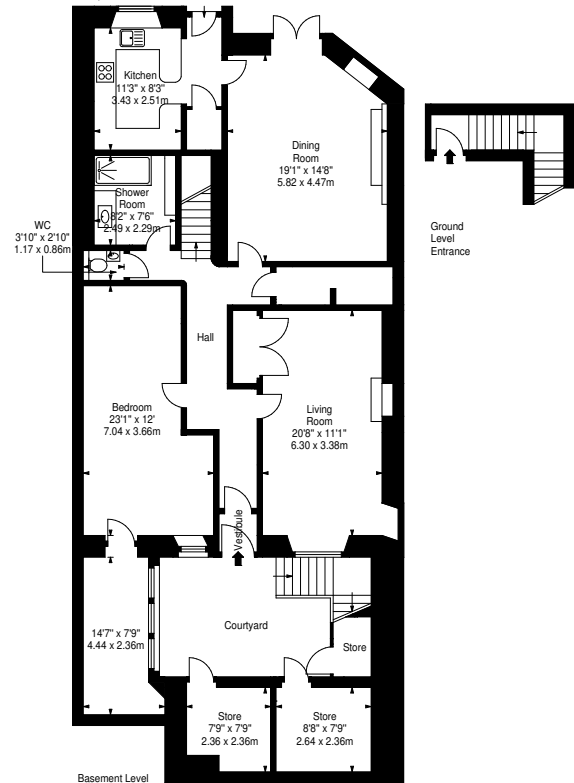
by appointment contact Lindsays on 0131 229 4040



Manor Place,
Edinburgh, EH3 7EH



Approx. Gross Internal Area
1418 Sq Ft - 131.73 Sq M
Courtyard & Store
Approx. Gross Internal Area
153 Sq Ft - 14.21 Sq M
For identification only. Not to scale.
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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.