

COULTERS<sup>©</sup>

# 58/1 MANOR PLACE

WEST END, EDINBURGH, EH3 7EH

 2 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

Situated on a quiet street in Edinburgh's prestigious West End, 58/1 Manor Place is an extremely impressive B-Listed ground floor flat, bursting with period charm. The property has excellent potential but is now in a position where it would benefit from modernisation.

Off the entrance hall, there is bright and spacious sitting room with grand high ceilings, intricate cornicing, marble fireplace and bay window. The fitted galley style kitchen is conveniently positioned just off the sitting room and offers direct access down steps and into the property's private garden.

Situated to the front of the property are both of the bedrooms. The principal bedroom is a particularly large double with built-in wardrobes. A bathroom with three piece suite including a bath with overhead shower, completes the accommodation.

## KEY FEATURES



Ground floor flat.



Two double bedrooms.



Private rear garden.



Permit parking available.



Tram link & train station nearby.



Stockbridge just a short walk away.





The property is fitted with single glazed sash and case windows and gas central heating. The carpets within the property have very recently been replaced.

To the rear of the property is a well-maintained private garden with sizeable patio and mature plants. On-Street parking is available by way of a residents parking permit.







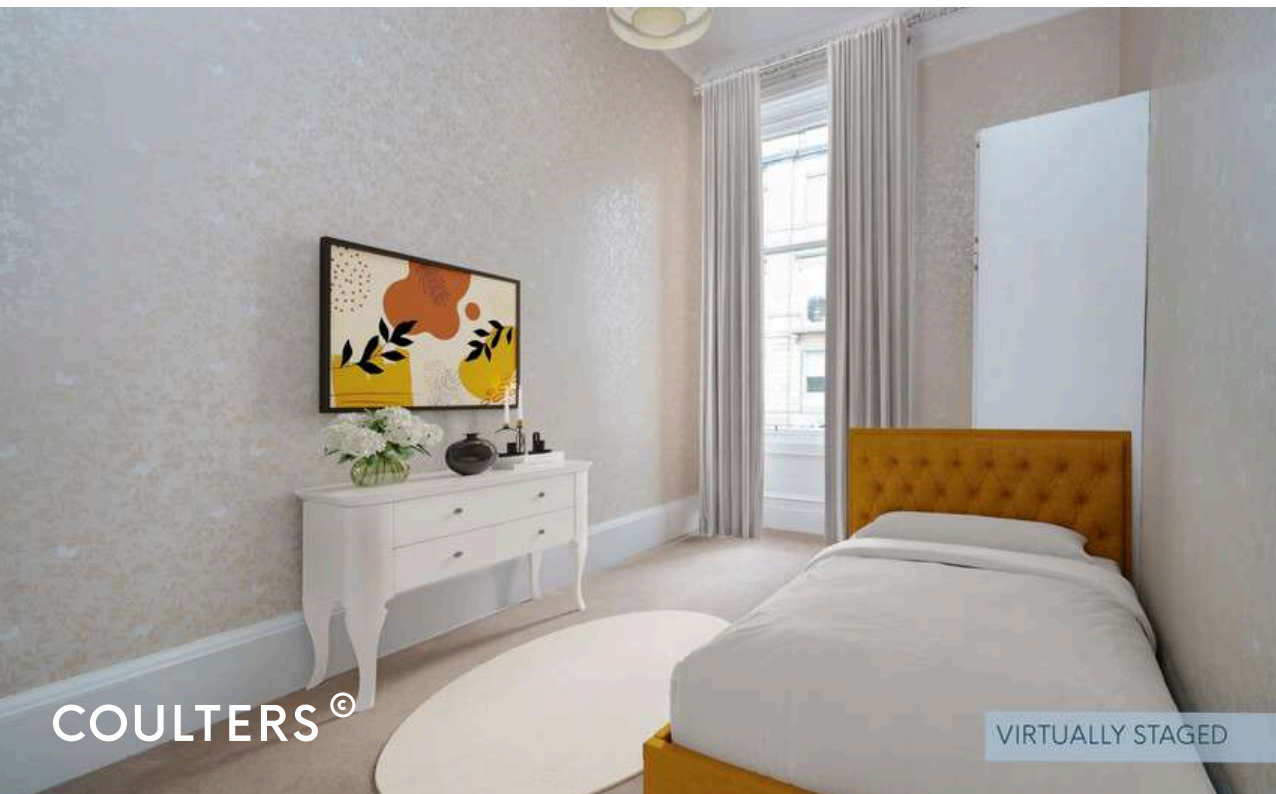
## THE LOCAL AREA

This property occupies a tranquil position in Edinburgh's desirable West End and forms part of the Edinburgh World Heritage Site. This highly sought after neighbourhood combines historic architectural splendour with vibrant modern living just minutes from Princes Street and George Street. The surrounding area offers an exceptional array of stylish bars, restaurants, bustling cafés, and traditional pubs. Stockbridge in particular is renowned for its superb selection of independent boutique shops and has a popular Sunday market selling artisanal goods.

Nearby Roseburn, provides access to an extensive cycleway and there are pleasant riverside walks along the Water of Leith, just a short distance from the property. Haymarket's transport hub with access to trains, trams and buses is close by and offers direct access to Edinburgh International Airport. The property lies within the catchment area for Flora Stevenson Primary School and Broughton High School with private schooling options including The Edinburgh Academy and Fettes College, Erskine Stewarts Melville Schools in close proximity.

## EXTRAS

All curtains, blinds, light fittings, fitted flooring and kitchen appliances are included in the sale price.



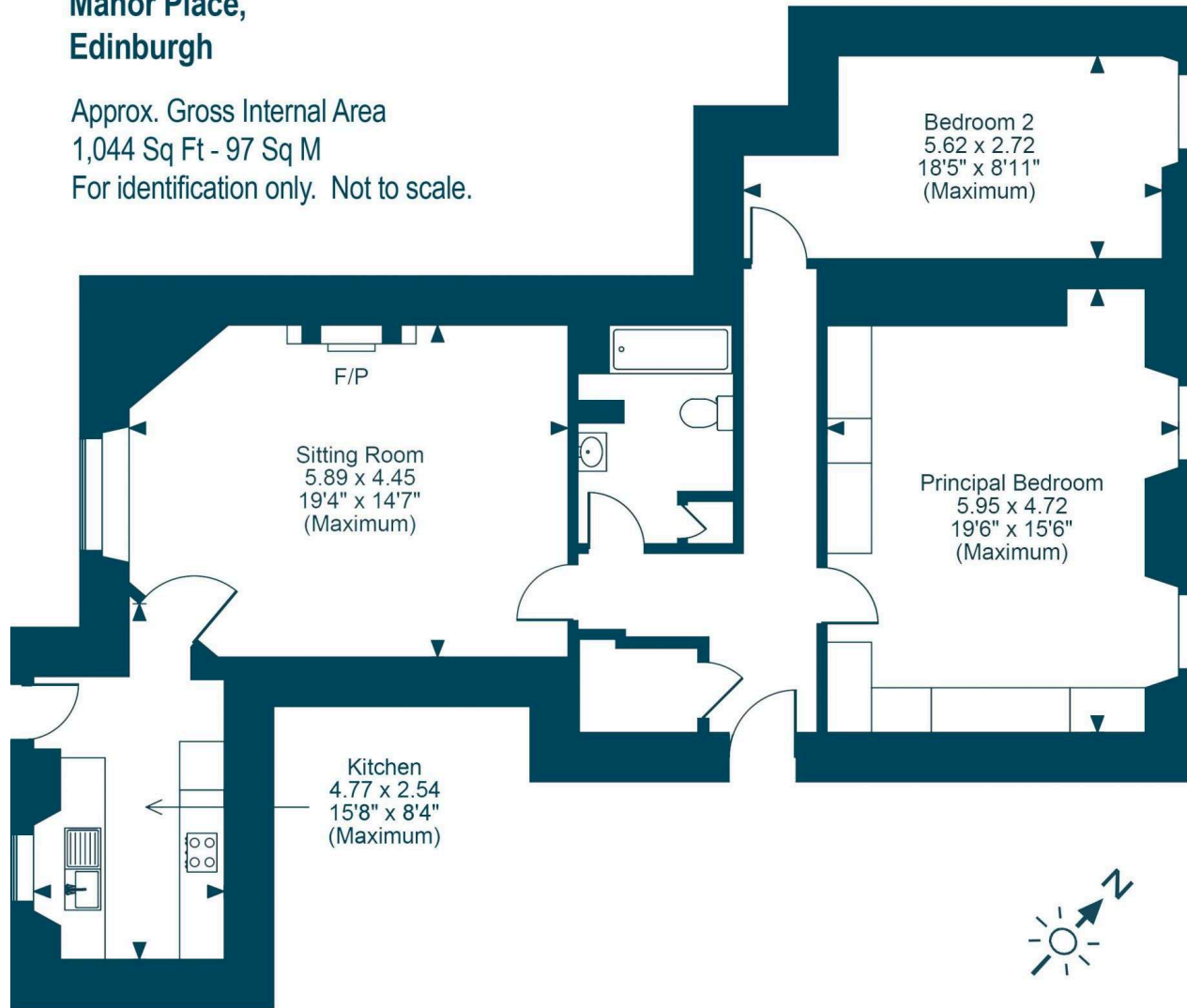






## Manor Place, Edinburgh

Approx. Gross Internal Area  
1,044 Sq Ft - 97 Sq M  
For identification only. Not to scale.



## GET IN TOUCH

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 0131 603 7333

 [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.