

COULTERS[©]

17/3 MANOR PLACE

WEST END, EDINBURGH, EH3 7DH

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Occupying the top floor of a distinguished A-listed Georgian terrace in Edinburgh's West End, this beautifully presented apartment enjoys a prime end-of-terrace position with a rare quadruple aspect, offering panoramic views over the city rooftops to Edinburgh Castle and St Mary's Episcopal Cathedral. Situated in the heart of the West End, the apartment is within walking distance of Haymarket Station, the city's finest shops and restaurants, and the tranquil Water of Leith walkway, offering the perfect blend of historic charm and modern convenience.

The apartment is accessed via a well-maintained communal stair and opens into a welcoming hallway illuminated by a skylight, with excellent built-in storage. The elegant sitting room features a wood-burning stove, fireplace, working shutters and captivating skyline views. Down the hall, the kitchen has been thoughtfully designed making it a practical and sociable space that's filled with natural light. It boasts modern cabinetry and quality appliances paired with charming features that include exposed stonework, a window seat and built-in bench seating with concealed storage.

KEY FEATURES



Bright and spacious top floor flat.



Offering a quadruple aspect with wonderful views.



x2 cellars and shared garden.



Permit parking available.



Highly desirable location.



Haymarket train station & tram link nearby.



EPC Rating -D



Council Tax Band - F



The principal bedroom is a very generous double with a feature fireplace, cornicing and beautiful views towards the castle. It is complemented by a recently fitted en suite bathroom, finished to a high standard with striking emerald wall tiles and marble-effect flooring. The second bedroom, also a generous double, is currently used as a guest room and office, whilst the large box bedroom with a skylight and built-in wardrobe offers excellent versatility as a study, nursery, or guest room. The main bathroom is appointed with a jacuzzi bath and overhead shower, bespoke vanity unit with Duravit wash hand basin, and WC.

The apartment is fitted with gas central heating with traditional cast-iron panel radiators throughout.

To the rear of the building, a secluded and beautifully maintained shared garden offers a peaceful outdoor space to enjoy. The property also comes with two dry-lined cellars. Residents permit parking is available on street.





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, Fettes College and Erskine Stewarts Melville Schools in close proximity.

EXTRAS

All curtains, blinds, light fittings, fitted flooring and kitchen appliances (excluding the washing machine) are included in the sale price. Other items may be available subject to separate negotiation.

HOME REPORT VALUATION: £580,000



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THIRD FLOOR

17/3 MANOR PLACE, WEST END, EDINBURGH, EH3 7DH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,517 SQ FT / 141 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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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.