

COULTERS[©]

17/2 MANOR PLACE

WEST END, EDINBURGH, EH3 7DH

4 BED 1 BATH 2 PUBLIC





TAKE A LOOK INSIDE

Occupying the second floor of this wonderful Georgian stone building in Edinburgh's fashionable West End, 17/2 Manor Place is a fine example of sophisticated modern style, elegantly embracing breathtaking period features (including original fireplaces, ornate cornice work, working shutters and high ceilings), to create a highly desirable home. Flooded with natural light and offering well proportioned accommodation, the home has been lovingly upgraded throughout by the current owners and finished to a superbly high standard.

KEY FEATURES



Handsome & spacious Georgian second floor flat.



Four extremely appealing bedrooms.



Well maintained, charming rear shared garden.



Resident's on street permit holder parking.



Located in Edinburgh's highly desirable West Wnd.



Within a short walk of local shops and the city centre.



EPC Rating - C



Council Tax Band - F



The front door opens on to the impressive hall, complete with stunning flagstone floors, a pulley and storage cupboards. The beautiful, formal double fronted sitting room offers views to the front of the property, with a striking mantelpiece creating a cosy focal point in the room, whilst the original sanded, varnished wood floor and cornice overhead adds both warmth and character.

The well-equipped kitchen/dining room is fitted with stylish wall and base mounted cabinetry, with polished stone worktops and integrated appliances which comprise; a 5 ring ceramic hob, an eye level double oven, extractor hood, fridge/freezer, dishwasher and washing machine.





MORE INFORMATION

There are four delightful bedrooms, of which three retain lovely original fireplaces, all filled with light and each tastefully decorated, in addition to all having working shutters. The luxurious shower room with gorgeous stone tiling, a walk in shower, WC and floating washstand completes the internal accommodation. Heating is provided by gas central heating.

Externally there are two cellars at lower ground level, along with a well tended rear shared garden, incorporating a charming mix of plants, bushes and shrubs in raised beds and stone chippings.

Resident's permit holder parking is available on the street outside.

EXTRAS

All fitted flooring and white goods are included in the sale price. Please note the light fittings in the front living room and the yellow bedroom will be replaced with a pendant light.









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.



HOME REPORT VALUATION: £750,000

**Manor Place,
Edinburgh, EH3 7DH**



Approx. Gross Internal Area

1807 Sq Ft - 167.87 Sq M

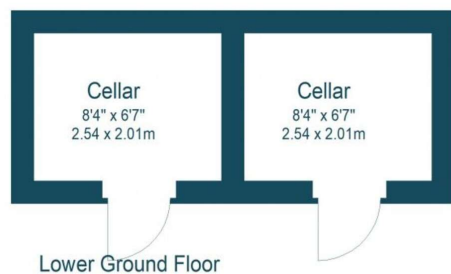
Cellars

Approx. Gross Internal Area

114 Sq Ft - 10.59 Sq M

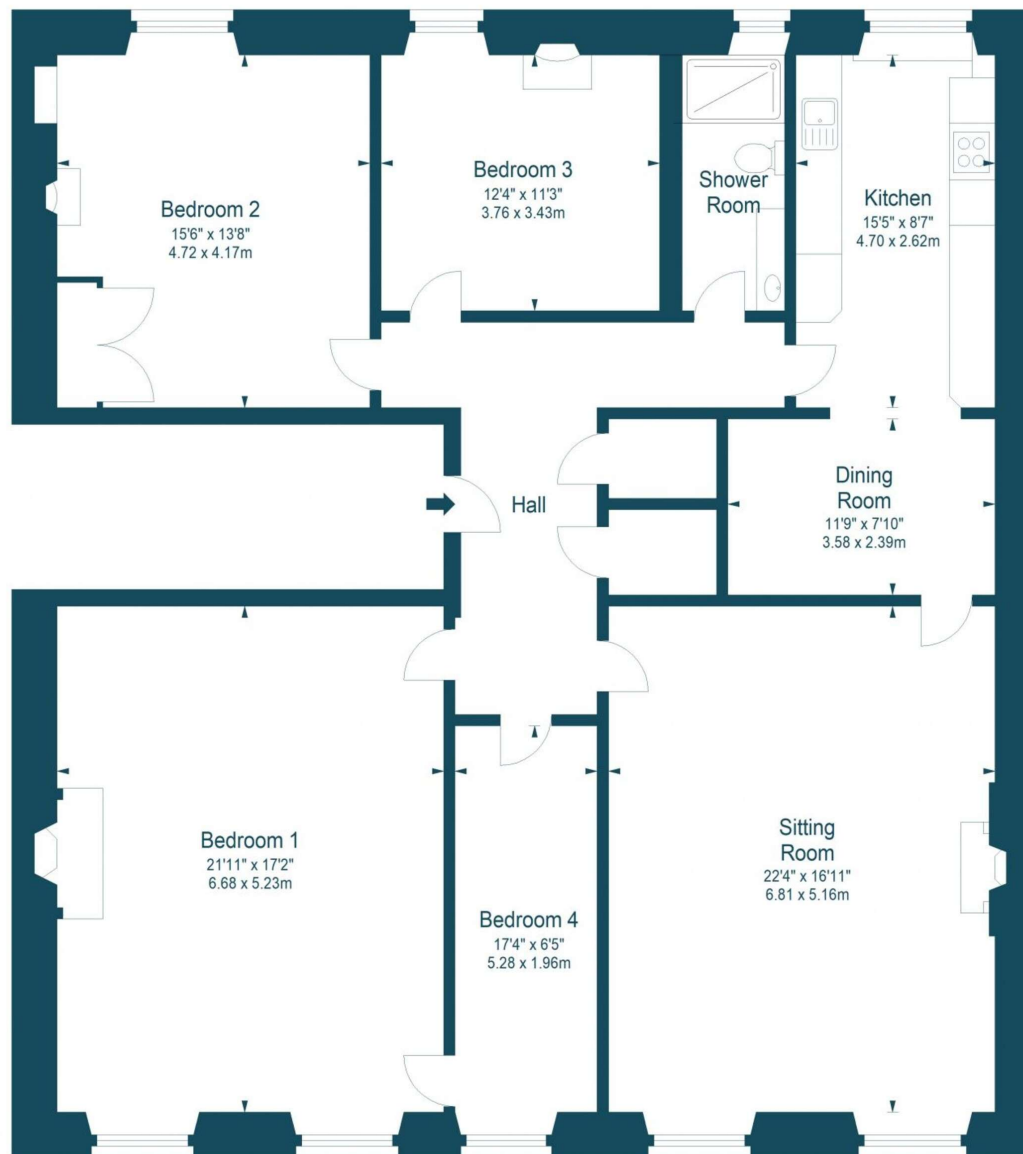
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Lower Ground Floor

Second Floor



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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.