

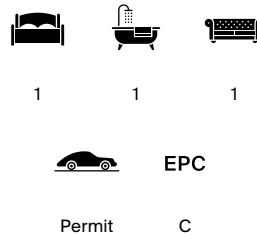


MANOR PLACE

Edinburgh, EH3



A BEAUTIFULLY RESTORED GEORGIAN
APARTMENT, COMBINING TIMELESS ELEGANCE
WITH CONTEMPORARY LUXURY IN THE HEART OF
EDINBURGH'S PRESTIGIOUS WEST END.

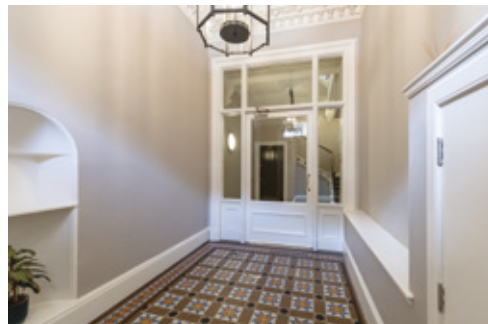


Local Authority: The City of Edinburgh Council

Council Tax band: F

Tenure: Freehold

Fixed price: £650,000



DESCRIPTION

Occupying the principal first floor of a magnificent Georgian townhouse, this outstanding one-bedroom drawing room apartment forms part of an exclusive development meticulously restored and refurbished by the acclaimed Sundial Properties. Blending the timeless grandeur of Edinburgh's architectural heritage with exceptional contemporary design, the property presents a rare opportunity to acquire a truly remarkable home in the heart of the prestigious West End.

48 Manor Place was designed by the renowned Scottish architect John Lessels, celebrated for his work at Stobo Castle and for his significant contribution to the development of Edinburgh's New Town and West End during the latter half of the nineteenth century. The building forms part of the Old and New Towns of Edinburgh UNESCO World Heritage Site, reflecting its considerable architectural and historical significance.

The property was the subject of a comprehensive and highly sympathetic restoration undertaken by Sundial Properties to exacting standards. Encompassing both 48 Manor Place and the adjoining 23 Chester Street, the project involved the careful preservation and enhancement of the buildings' original character while seamlessly integrating contemporary luxury and modern convenience. The result is an exceptional residence that honours its heritage while meeting the expectations of modern living.

A magnificent communal entrance provides an impressive introduction, where beautifully restored period features and striking tiled flooring reflect the quality and craftsmanship evident throughout the building. With just four apartments in total and one residence per floor, the development offers a rare degree of privacy and exclusivity. Extending to over 1,000 sq ft, this elegant home boasts exceptional proportions, soaring ceilings, intricate cornicing and an abundance of natural light, creating a wonderful sense of space and refinement.



At the heart of the home lies a spectacular open-plan living, dining and kitchen area, centred around the apartment's magnificent drawing room, an impressive entertaining space of classical Georgian proportions. Here, original architectural detailing is effortlessly combined with a sophisticated contemporary specification. Full-height sash windows flood the room with natural light, framing attractive city views and providing access to a private balcony. The bespoke Italian-crafted kitchen, complete with a substantial island and premium integrated appliances, serves as an elegant focal point, combining outstanding design with everyday practicality.

To the rear, the generously proportioned principal bedroom enjoys the same impressive scale and brightness, creating a peaceful and luxurious retreat away from the bustle of the city centre. Extensive fitted storage enhances functionality, while the luxurious en suite bathroom has been finished to an exceptional standard. Featuring a freestanding bath, separate shower enclosure and elegant contemporary fittings, it offers a tranquil, spa-inspired sanctuary.



A separate WC completes the accommodation and benefits from convenient loft storage. Externally, residents enjoy the valuable benefit of Zone 1 City of Edinburgh residential parking privileges, a highly sought-after feature in this central location.

Finished throughout in a refined contemporary style and presented in immaculate condition, this exceptional residence successfully combines period grandeur with the comforts of modern luxury. Quiet, private and beautifully appointed, it occupies one of Edinburgh's most desirable addresses, celebrated for its handsome Georgian architecture, peaceful atmosphere and immediate proximity to the city centre, financial district and an outstanding selection of independent restaurants, cafés and cultural attractions.

LOCATION

Manor Place enjoys an enviable position in the heart of Edinburgh's prestigious West End, one of the capital's most distinguished residential districts. Renowned for its magnificent Georgian architecture, heritage appeal, garden crescents and exceptional central location, the area offers the perfect balance of city living and neighbourhood charm. Princes Street, George Street and Edinburgh's financial district are all within easy walking distance, placing world-class shopping, dining, culture and business amenities on the doorstep.

The West End is particularly sought-after for its blend of architectural beauty and everyday convenience. Nearby William Street and Stafford Street are home to an excellent selection of independent boutiques, artisan cafés, galleries and specialist retailers, while the neighbouring New Town offers an outstanding choice of renowned restaurants, cocktail bars and private members' clubs. Edinburgh's celebrated concert halls, art galleries, award-winning restaurants and designer shopping are all within a short stroll, creating an exceptional lifestyle offering at the heart of the city.

Haymarket Station and the Edinburgh Trams are both within easy walking distance, providing excellent transport links across the city. Regular direct rail services connect Edinburgh with London, while the tram network offers swift and convenient access to Edinburgh International Airport. The iconic St Mary's Episcopal Cathedral, one of the city's finest architectural landmarks, is also just a short walk away.

Residents are exceptionally well served by green open spaces. The Water of Leith Walkway, Dean Village and Princes Street Gardens are all nearby, offering picturesque routes for walking, running and cycling amid some of Edinburgh's most attractive surroundings.

The area is further enhanced by an excellent selection of highly regarded schools, including The Edinburgh Academy, Erskine Stewart's Melville Schools and Fettes College, adding to the enduring appeal of this highly desirable West End address. Edinburgh is also ideally positioned for access to some of Scotland's world-renowned historic golf courses, including Muirfield, North Berwick and St Andrews, making this an attractive base for golf enthusiasts from around the world.





Approximate Gross Internal Area = 1032 Sq Ft - 95.87 Sq M
Storage: 62 Sq Ft - 5.76 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Financial Guarantee/Anti Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/ funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

I would be delighted
to tell you more.

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