

# 11 MANOR PLACE

## EDINBURGH

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11 Manor Place, Edinburgh, EH3 7DH

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7 BEDROOMS



3 LIVING SPACES



5 BATHROOMS



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 RETTIE

Positioned in Edinburgh's elegant West End, 11 Manor Place is a rare and exquisite full townhouse that has been meticulously restored into a grand city residence. This distinguished listed property was converted to private use in 2019 and has since been upgraded to an outstanding standard. Offering a harmonious blend of period architecture combined with modern innovation, this is a home of exceptional quality – bespoke in finish, rich in detail, and equipped with subtly integrated systems that enhance daily and working life, entertaining, and with a flexible use of space both indoors and out.



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NO PARKING  
ANYTIME  
ON THIS STREET

PERMIT HOLDERS ONLY



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Every detail of this impressive property has been curated to the highest specification, offering a turnkey lifestyle. Imposing bow-ended rooms, original flagstone floors, ornate cornicing, working shutters, and period fireplaces preserve the grace of the Georgian era, while modern additions add ease - including new double-glazed windows, Sonos audio in key rooms, a smart system for lighting and heating, a sophisticated video entry system, six-camera external security system with intruder alarm, and a sprinkler system - deliver contemporary convenience and peace of mind. From the bespoke Sculleries of Stockbridge kitchen to the fully landscaped east-facing garden with pergola, this seven-bedroom family home delivers quality and elegance. A particular highlight is the versatile sub-divisible one-bedroom flat on the lower ground floor with open-plan kitchen/living/dining room.

Manor Place is ideally positioned within Edinburgh's West End village, close to William Street and Stafford Street, home to a vibrant mix of independent shops, boutiques, cafés and restaurants. Excellent local transport links include bus stops at the end of the street, a tram stop within a one-minute walk, and Haymarket station just a short stroll away. The property also benefits from easy access to the city's main road arteries.



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## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

Entrance Vestibule and Hall | Drawing Room | Kitchen/Dining Room

### FIRST FLOOR

Principal Bedroom Suite with Extended Dressing Room and Ensuite Bathroom |  
Double Bedroom

### SECOND FLOOR

Guest Bedroom with Dressing Area and Ensuite Bathroom | Two Further Double  
Bedrooms | Shower Room | Large Store | Linen Cupboard | Access to Attic

### LOWER GROUND FLOOR

Utility Room | Double Bedroom with Ensuite Shower Room | WC

Sub-divisible one-bedroom flat which can be accessed from its own front door  
at lower ground floor level or internally – open plan living/dining/kitchen | double  
bedroom | shower room | utility room – connecting door to the main house

### OUTSIDE SPACE

Front Patio with Three Dry-Lined Cellars

Professionally Landscaped Rear East-Facing Enclosed Garden largely laid to Lawn  
with Pergola | Various Seating Areas | Garden Shed | External Lighting | Wall Heaters |  
WiFi and Power Points

Secure Off-Street Parking for Two Vehicles via Electric Gate and Automatic Bollard





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# FLOOR PLANS



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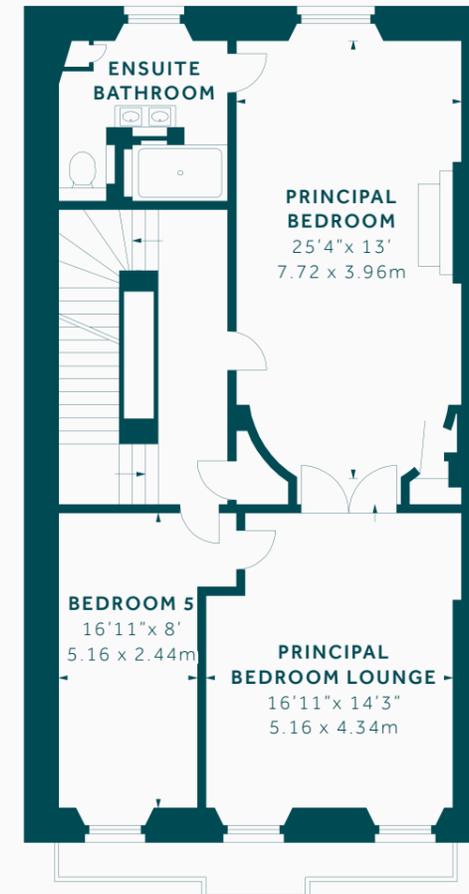
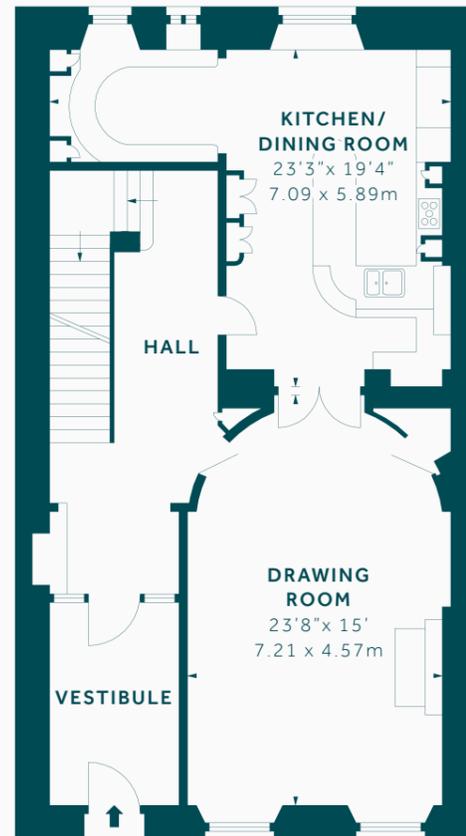
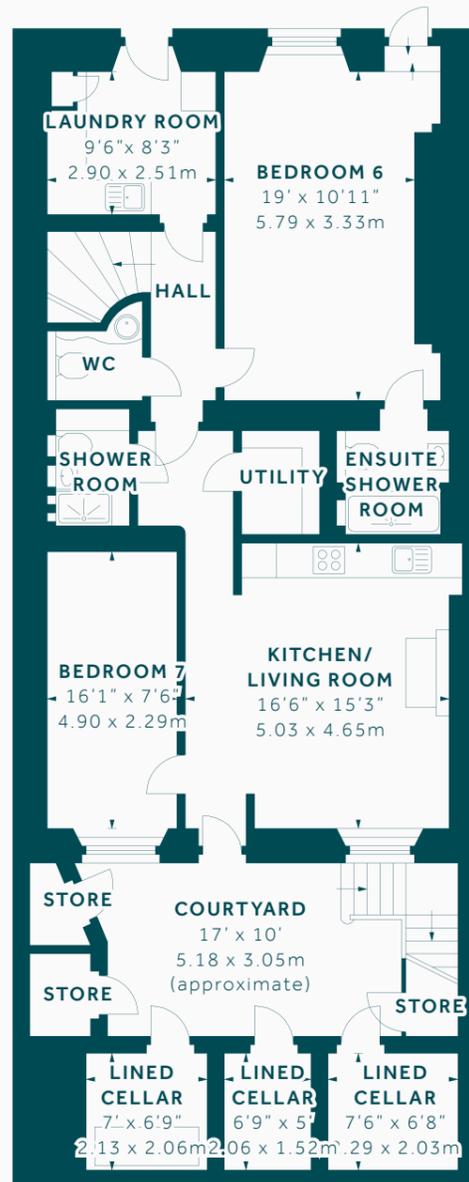


### APPROX GROSS INTERNAL AREA

4,307 ft<sup>2</sup> | 400.12 m<sup>2</sup>

Including Lined Cellars & Stores

For illustrative purposes only, Not to scale.





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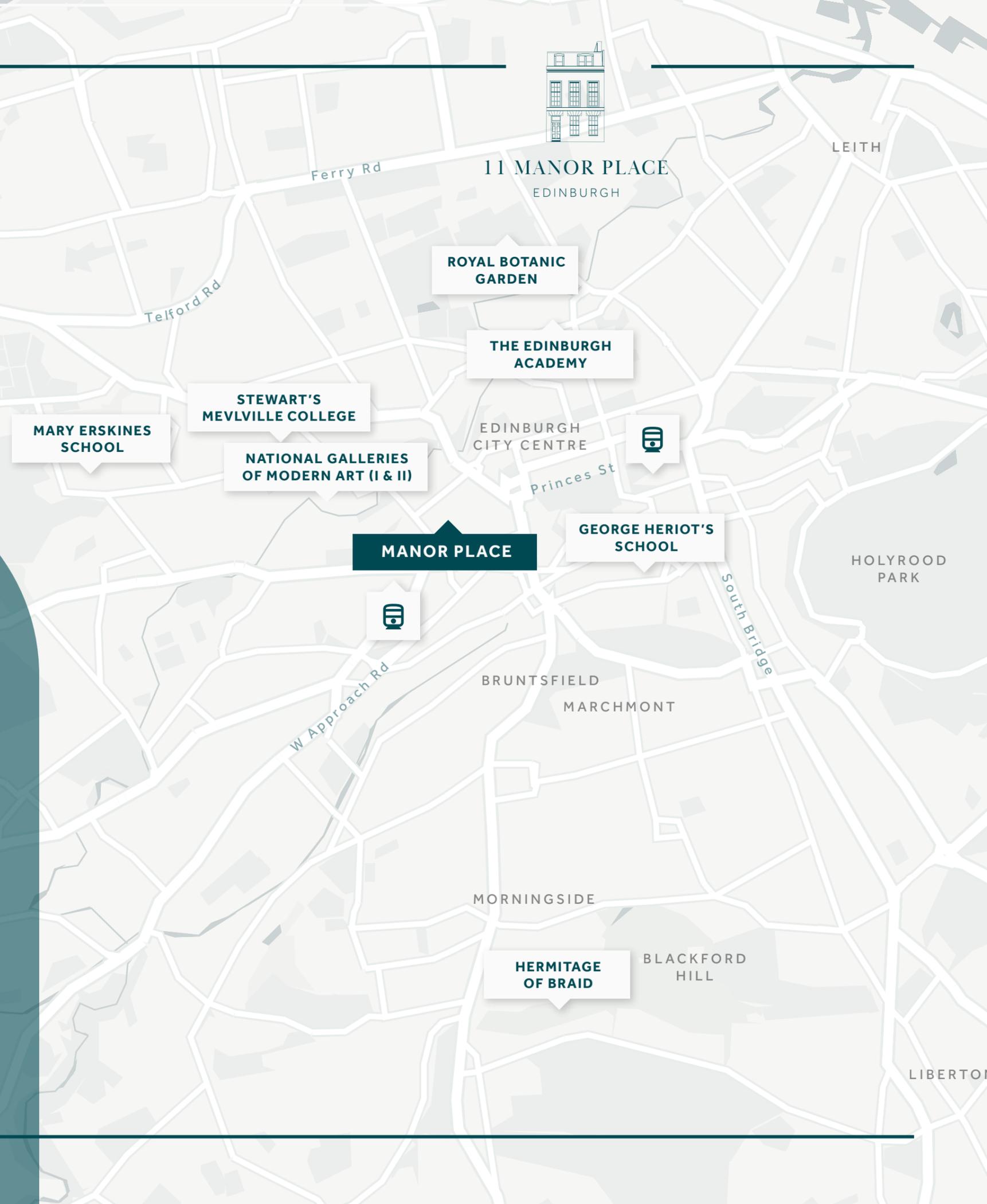
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## LOCATION

Manor Place is a striking 'A' listed Georgian terrace dating back to 1825. Manor Place lies within easy walking distance of Princes Street's shopping establishments; the boutiques, restaurants and bars of George Street; and an eclectic range of independent shops in the West End itself. It is ideally positioned to take advantage of Edinburgh's world-renowned International, Film and Fringe Festivals; Hogmanay celebrations; the Usher Hall, EICC, Kings, Lyceum and Traverse Theatres; and numerous art galleries, museums, cinemas, restaurants and historical attractions.

There are several recreational facilities close by including Drumsheugh Swimming Baths, the Edinburgh Sports Club and Dean Tennis Club, while the green open spaces of the Royal Botanic Garden, Inverleith Park and the Water of Leith walkway are also in close proximity. The area is well served by a Sainsbury's supermarket on Shandwick Place and a Waitrose in Stockbridge, as well as the weekly Edinburgh Farmers' Market on Castle Terrace.

Culturally, both the National Galleries of Modern Art (I and II) are just a few minutes' walk away. The area has excellent and easily accessible transport links to the City Bypass, central Scotland's motorway network (M8, M9, M90 and Queensferry Crossing). There are numerous bus and tram services within minutes, as well as Haymarket train station and Edinburgh International Airport just a 25-minute tram ride away. There are various nurseries, primary schools, both public and private nearby, including the esteemed ESMS (Daniel Stewart's and Mary Erskine's) and Fettes College.





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#### TENURE

Freehold

#### EPC

TBC from the HR

#### COUNCIL TAX BAND

H

**Please Note:** In general, most of the lighting is included in the sale with the following exclusions: the chandelier in the drawing room, the chandelier and wall lights in the dressing/sitting room off the principal bedroom, and the three upstairs bedrooms (top floor). However, these fittings could be available by separate negotiation.

 **RETTIE**



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## CONTACT

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