



11 MANOR PLACE

EDINBURGH

11 Manor Place, Edinburgh, EH3 7DH

[VIEW VIDEO HERE](#)



7 BEDROOMS



3 LIVING SPACES



5 BATHROOMS



11 MANOR PLACE EDINBURGH



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.



11 MANOR PLACE
EDINBURGH





11 MANOR PLACE
EDINBURGH



11 MANOR PLACE
EDINBURGH



11 MANOR PLACE
EDINBURGH



11 MANOR PLACE
EDINBURGH



11 MANOR PLACE
EDINBURGH







11 MANOR PLACE
EDINBURGH



11 MANOR PLACE EDINBURGH

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.



11 MANOR PLACE
EDINBURGH



11 MANOR PLACE
EDINBURGH



11 MANOR PLACE
EDINBURGH



11 MANOR PLACE
EDINBURGH



11 MANOR PLACE
EDINBURGH



11 MANOR PLACE
EDINBURGH



11 MANOR PLACE EDINBURGH

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





11 MANOR PLACE
EDINBURGH



11 MANOR PLACE
EDINBURGH



11 MANOR PLACE
EDINBURGH



11 MANOR PLACE
EDINBURGH



11 MANOR PLACE
EDINBURGH

FLOOR PLANS

APPROX GROSS INTERNAL AREA

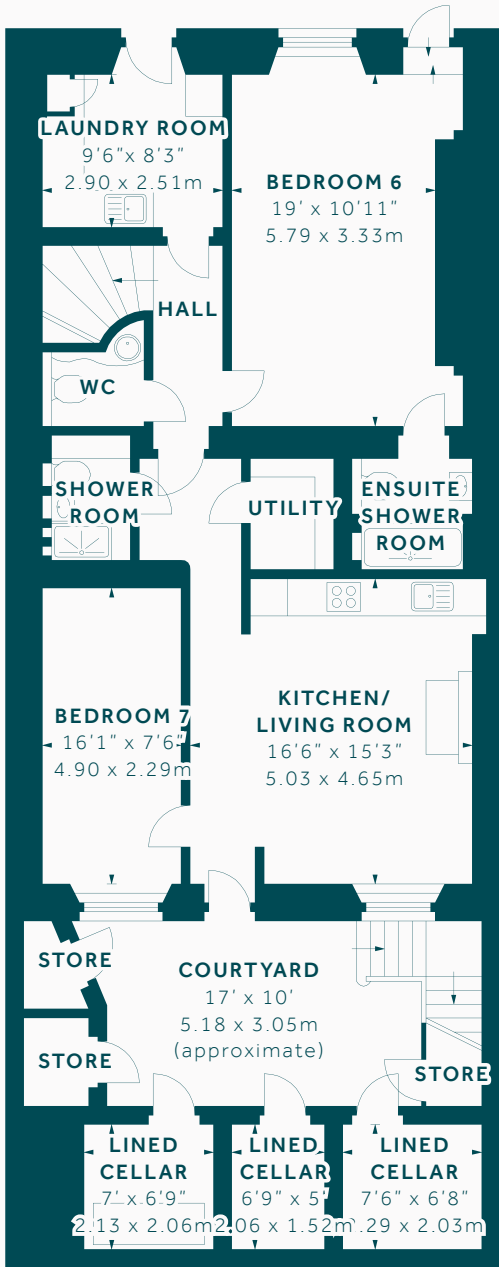
4,307 ft² | 400.12 m²

Including Lined Cellars & Stores

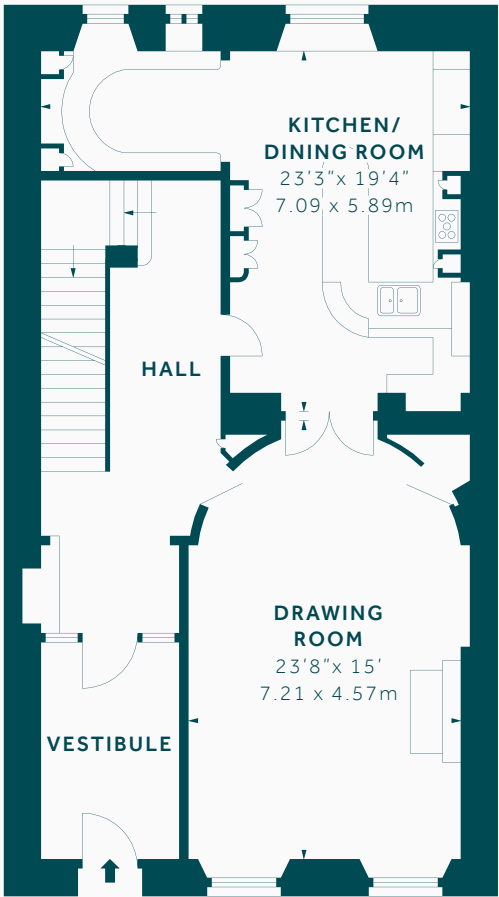
For illustrative purposes only, Not to scale.



11 MANOR PLACE
EDINBURGH



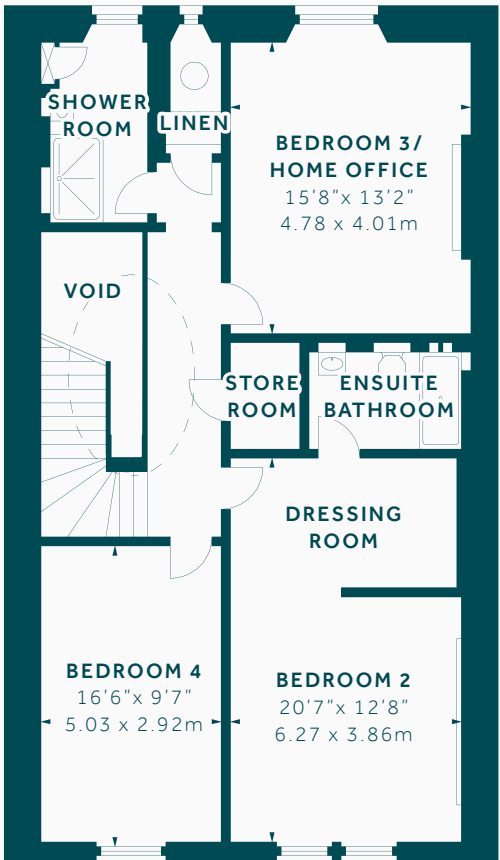
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



11 MANOR PLACE
EDINBURGH



11 MANOR PLACE
EDINBURGH



11 MANOR PLACE
EDINBURGH





11 MANOR PLACE
EDINBURGH



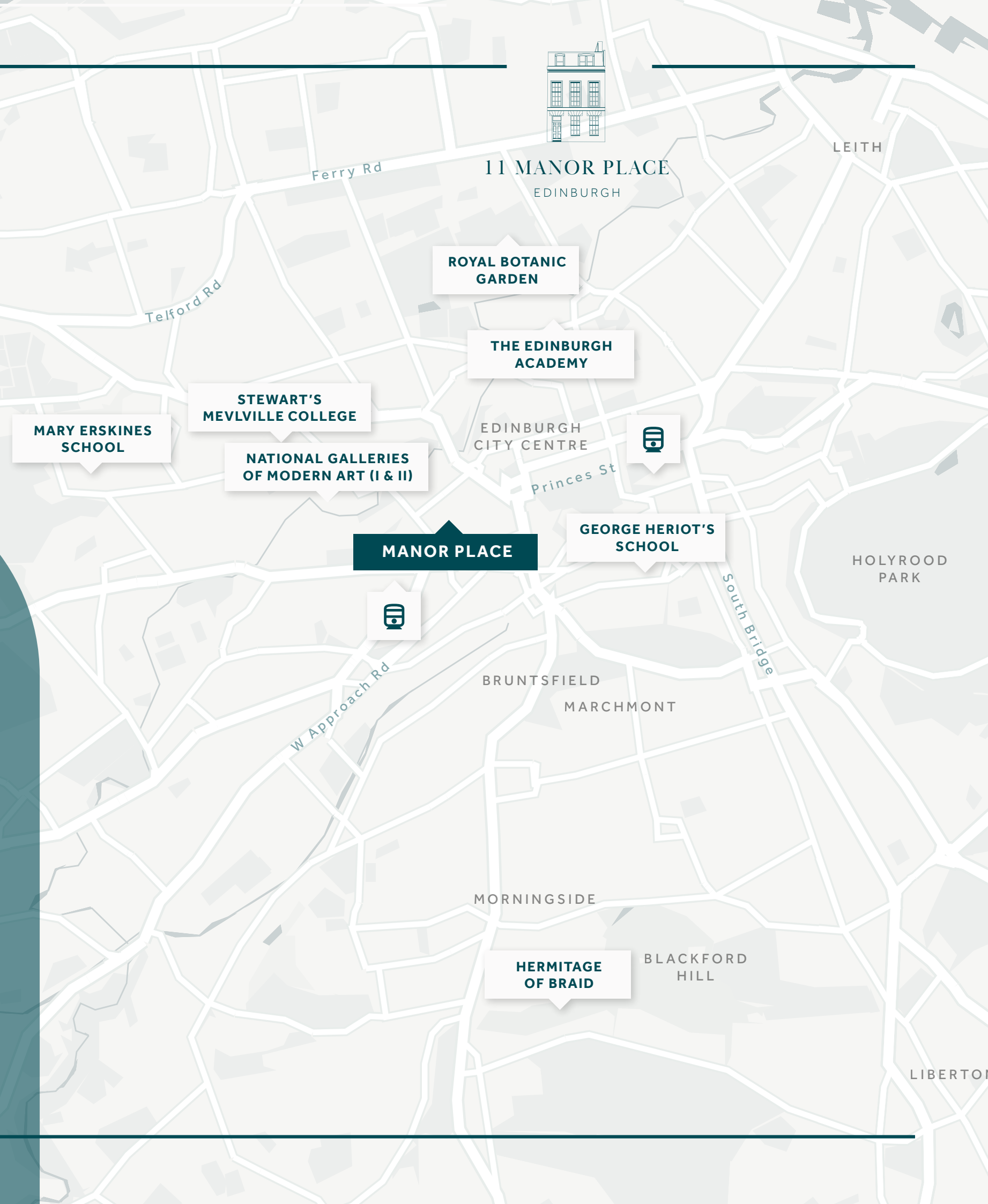
11 MANOR PLACE
EDINBURGH

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.





11 MANOR PLACE
EDINBURGH



11 MANOR PLACE
EDINBURGH



11 MANOR PLACE
EDINBURGH



11 MANOR PLACE EDINBURGH

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



11 MANOR PLACE
EDINBURGH



11 MANOR PLACE

EDINBURGH

DISCLAIMER

Rettie & Co., their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn | **Designed by Nest Marketing**

CONTACT

[VIEW VIDEO HERE](#)

MAX MILLS
DIRECTOR OF RESIDENTIAL SALES

Phone | +44 (0)788 799 4348
Mail | max.mills@rettie.co.uk

MARIA PONTE
SENIOR SALES NEGOTIATOR

Phone | 0131 624 9085
Mail | Maria.ponte@rettie.co.uk