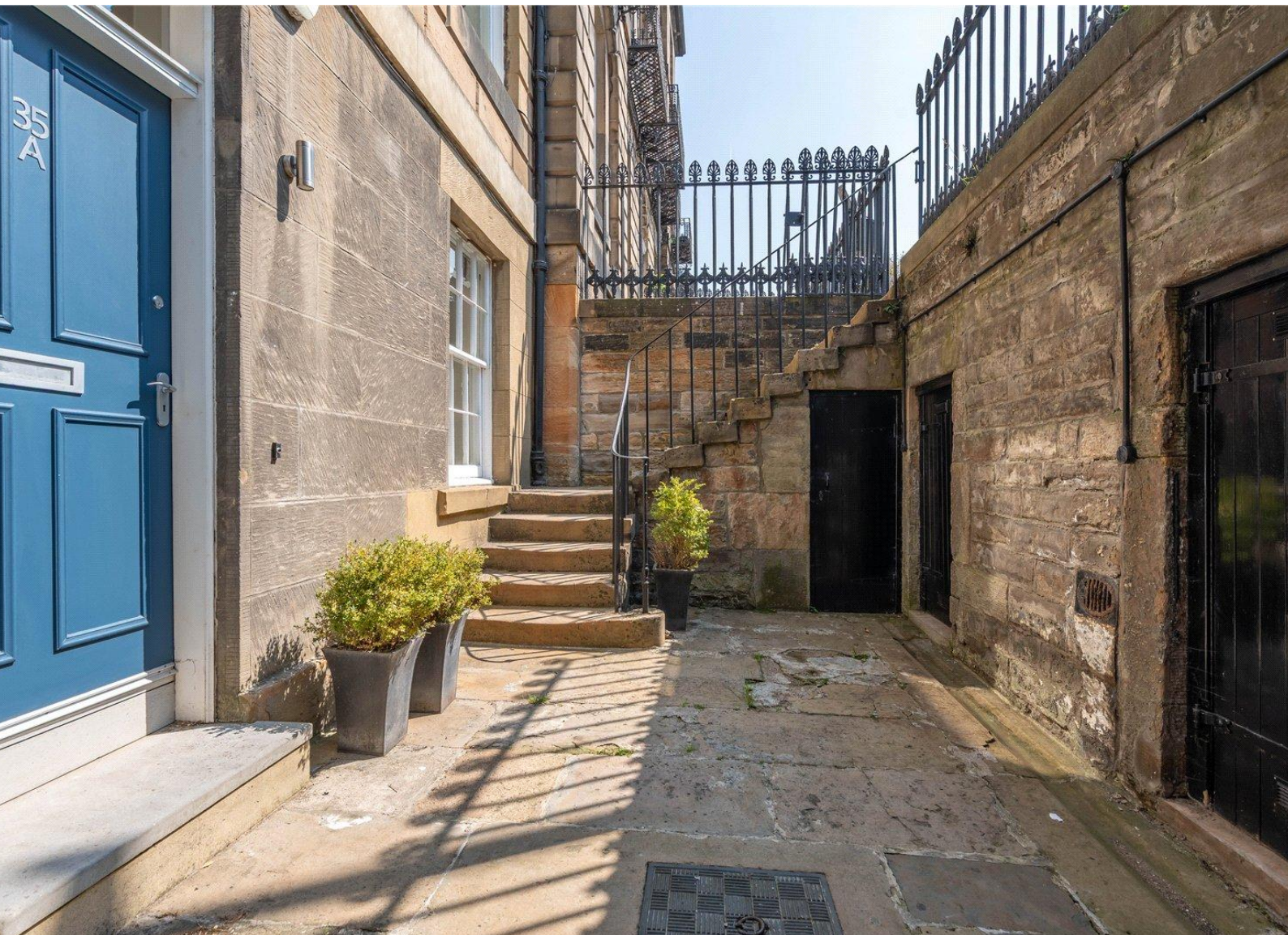


SIMPSON & MARWICK



35A Manor Place, West End, Edinburgh, EH3 7EB



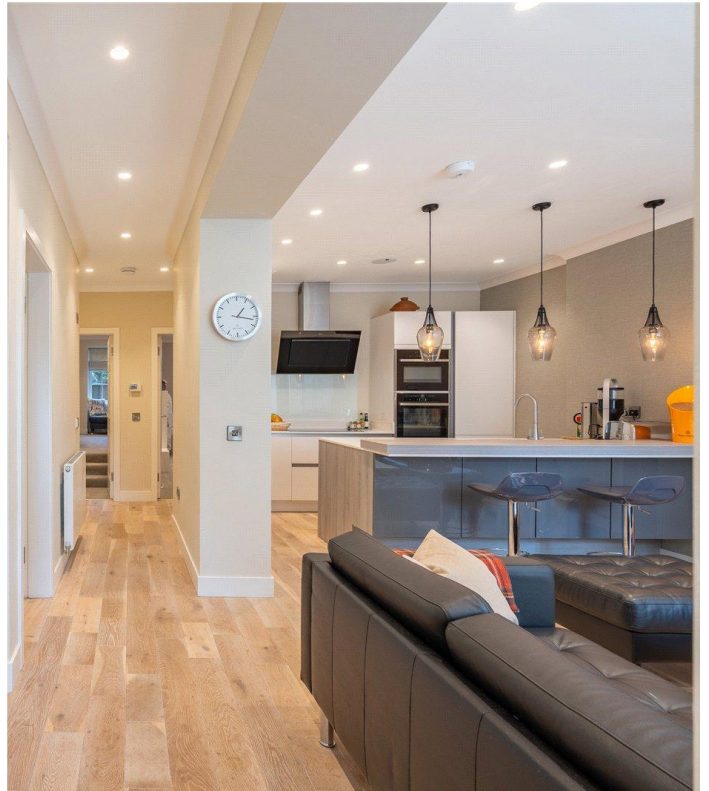
2

2

1

EPC: C (77)
Council Tax -

Spacious two-bedroom main door flat ideal for modern city living.



- Immaculate main door flat
- Open-plan kitchen/lounge area
- High-spec integrated appliances
- Two spacious double bedrooms
- En-suite master bedroom
- Underfloor heating in bathrooms
- Gas central heating
- Private courtyard garden
- Lined and powered cellar option
- Permit parking available

This well-presented main door basement level flat offers a generous living space, stylishly appointed with modern finishes.

The open-plan kitchen/lounge features state-of-the-art integrated appliances, including an induction hob, microwave/oven, quartz worktops, and a distinctive Edinburgh press cupboard. Adjoining the lounge, a separate dining room with under-window storage provides an elegant space for entertaining.

The flat boasts two spacious double bedrooms, both offering direct access to the private courtyard garden. The principal bedroom benefits from an en-suite shower room, equipped with a modern three-piece suite and a double walk-in shower cubicle, whilst the second bedroom includes a double built-in wardrobe. A separate, fully tiled bathroom features a luxurious four-piece suite and a walk-in shower cubicle. Both the en suite and the bathroom have extractor fans and heated anti-fog mirrors.

Additional storage is available in the utility room, complete with an extractor fan, and both bathrooms offer underfloor heating for added comfort.

The property benefits from both single-glazed sash & case windows to the front and double glazing to the rear as well as gas central heating. A remote-controlled sound system is also integrated throughout the ceilings of the lounge/kitchen and main bedroom, complementing the modern amenities. Parking is available via permit, with meter parking to accommodate for visitors. To the front, the private courtyard garden offers a lined and powered private cellar with the possibility of being converted into a home office and the rear the private garden includes access into a notable large store.

Location

Located in the sought-after West End of Edinburgh, this property enjoys proximity to the vibrant City Centre, with an array of restaurants, shops, and cultural venues within easy reach. Public transport links and recreational parks are conveniently accessible, making it an ideal location for both professionals and families.

Fixtures and Fittings

All blinds, curtains, and light fittings are included in the sale of this property. Please note that other items may be available through separate negotiation.

Viewing Details

By appointment contact Simpson & Marwick



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For Identification purposes only.
Not to scale.

35A Manor Place
West End, Edinburgh, EH3 7EB

Approx. Gross Internal Area:
990.28 Sq Ft (92 Sq M)

Simpson and Marwick

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		