



5a Mansfield Place  
New Town, Edinburgh, EH3 6NB

Offers over £450,000

## *5a Mansfield Place, Edinburgh, EH3 6NB*

Forming part of an 'A' listed Georgian building, this charming main door and basement flat, dates back to around 1820 with attractive patio area to front and mature walled garden to rear.

There is a superb layout which includes a large entrance hallway, WC/cloaks, attractive formal lounge, dining area/hallway, dining kitchen, utility room, bathroom, master bedroom, en-suite, staircase, lower hallway, two bedrooms, bathroom, family room and rear hallway (access to garden).

Electric heating is installed with sash and case windows, excellent storage, security alarm and flexible layout over two floors.







## Accommodation and room sizes

### Ground floor

Entrance hallway 5.02m x 1.02m ( 16'6 X 3'4)  
 WC/cloaks 1.62m x 0.90m (5'4 X 3'0)  
 Dining Lounge 5.12m x 4.82m (16'10 X 15'10)  
 Hall/Dining area 3.73m x 3.06m (12'3 X 10'0)  
 Dining Kitchen 5.95m x 4.10m (19'6 X 13'6)  
 Master Bedroom 1 4.34m x 3.09m (14'3 X 10'2)  
 En-suite 2.37m x 1.08m (7'10 X 3'6)

### Basement

Bedroom 2 4.70m x 3.07m (15'5 X 10'1)  
 Bedroom 3 4.19m x 3.69m (13'9 X 12'1)  
 Store room 1.76m x 1.44m (5'9 X 4'9)  
 Family room 5.06m x 4.98m (16'8 X 16'4)  
 Store room 2.23m x 2.03m (7'4 X 6'8)  
 Bathroom 2.50m x 2.09m (8'2 X 6'11)

### Garden and Parking

Worth highlighting are the delightful walled garden grounds to rear, which feature a host of flower beds, lawn, garden pond and pleasant outlooks to neighbouring gardens. The small patio area to front features a private cellar and original stone staircase to street level. The shared pathway outside the walled garden ground to rear leads to communal Tennis Courts and local church. Both Pay & Display and Permit Parking can be found close by within Edinburgh City Council Zone 6.



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### Location

Mansfield Place is situated on the Eastern edge of Edinburgh's historic New Town, a World Heritage site, less than 1 mile north of Princes Street. Within the immediate vicinity there is a wide range of independent shops, bars and restaurants on Broughton Street. The Omni Centre with cinema and leisure centre along with Harvey Nichols Department Store, Public Parks and well reputed state and fee paying schools are also nearby.

### Viewing

An appointment to view can be made by contacting Selling Agents on 01383 721141 or ESPC during weekends on 01383 605000.



## Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.

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Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

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