

# ATIVA

PROPERTY



GF/4, MANOR PLACE, WEST END, EDINBURGH, EH3 7DD



# VICTORIAN CHARM

STYLISH CONTEMPORARY DESIGN



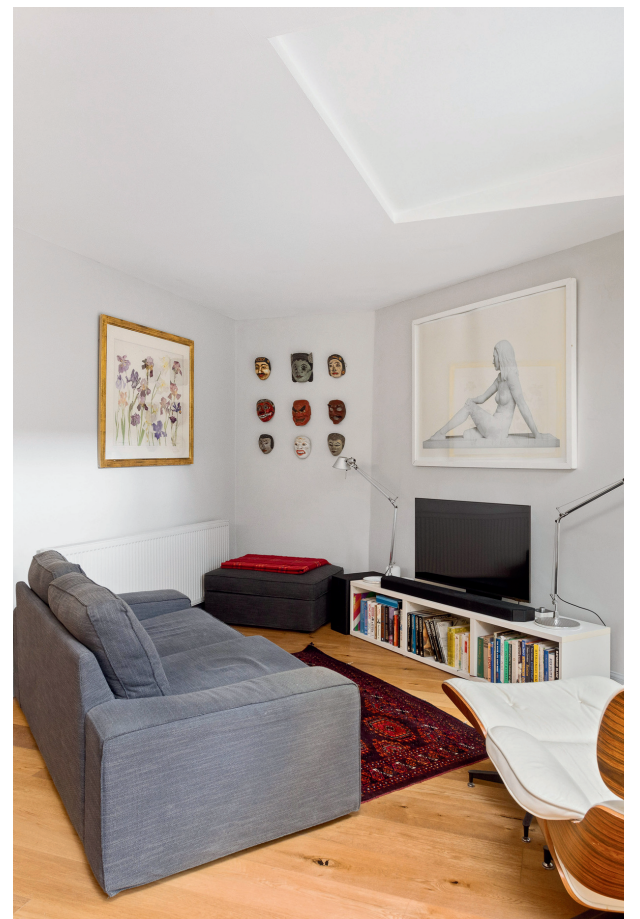
APPROX 96 SQM





# BRIGHT & MODERN

## SPACE TO ENTERTAIN

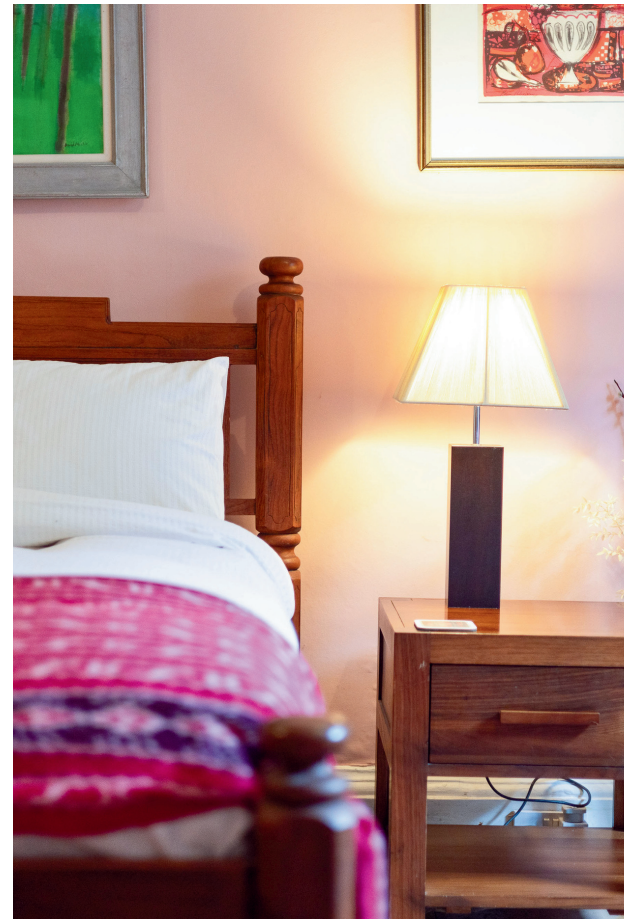




# SPACIOUS & ELEGANT

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## STUNNING PERIOD FEATURES THROUGHOUT

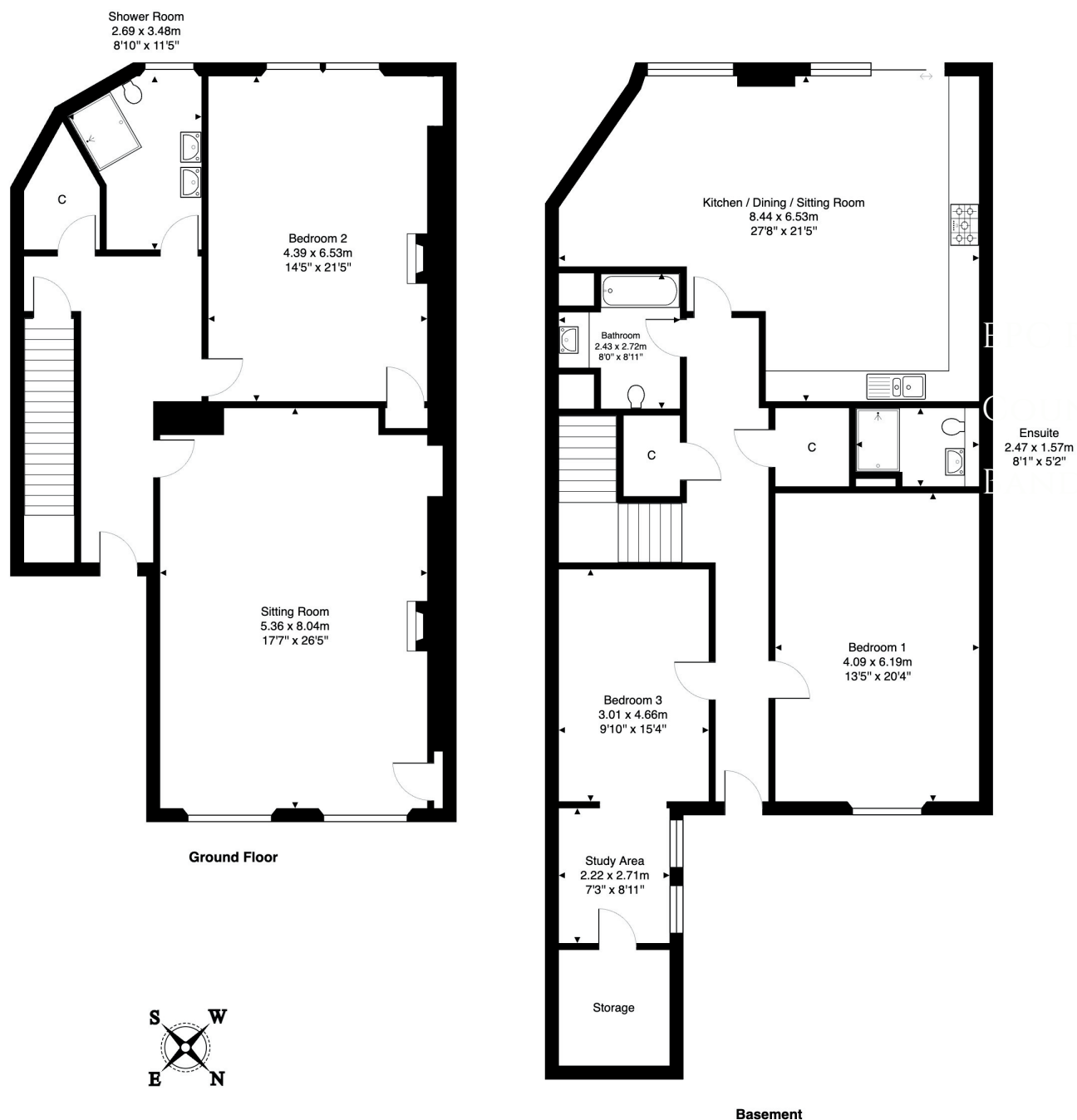




# MEASURING UP

## THE PERFECT LAYOUT & LOCATION

4 Manor Place, Edinburgh, EH3 7DD



Total Area: 240.6 m<sup>2</sup> ... 2590 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

NOTES OF INTEREST should be made via a solicitor, as soon as possible, to ensure interested parties are informed in the event of a closing date being set for the receipt of offers. Only formal offers made by a solicitor will be considered. All offers and notes of interest should be sent to [fiona@ativaproperty.co.uk](mailto:fiona@ativaproperty.co.uk). The seller is not bound to accept the highest, or any offer.

DISCLAIMER All sales particulars and listing information published by Ativa Property Ltd do not form part of any contract with a prospective buyer. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Purchasers must satisfy themselves as to the accuracy by inspection or otherwise.

No guarantee is given as to the working conditions of any appliances, nor that the property meets all current legal specifications. It should not be assumed that the property has all required planning, building regulation or other legal consents. The photographs, video and floorplan shown belong solely to Ativa Property Ltd.







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FIONA  
VERNON

DIRECTOR - MNAEA

**Interested in viewing?**

Get in touch with your preferred viewing time and date and we'll get back to you straight away.

T 07900 605674

E [fiona@ativaproperty.co.uk](mailto:fiona@ativaproperty.co.uk)

W [ativaproperty.co.uk](http://ativaproperty.co.uk)

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GET IN  
TOUCH.



UK ANTI-MONEY LAUNDERING LEGISLATION requires that all offers to purchase a property either on a cash basis, or subject to mortgage, require the buyer to show satisfactory evidence of their source of funds and proof of their identity and address to the selling agent. This is required via original or certified documents.

