



**Manor Place, Edinburgh**  
**Midlothian EH3 7EH**  
**£965 Per Month**

This lovely two bedroom property is located in an extremely attractive common stair with mosaic floor tiling and carpeted staircase. The flat overlooks the gardens at the rear and benefits from lots of natural light.

The property comprises of hall, kitchen, living room, bathroom, master bedroom with built in cupboards and second bedroom which would also make a good dining room or office.

The flat benefits from gas central heating, carpets throughout and factors who look after the building and garden (included in the rent).





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91) <b>A</b>			
(69-80) <b>B</b>			
(55-68) <b>C</b>			
(39-54) <b>D</b>			
(21-38) <b>E</b>			
(1-20) <b>F</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	