



**1/3 Panmure Place, Tollcross,
Edinburgh, EH3 9HP**

By Appointment only Telephone Murray Snell on : 0131 253 2850

**Offers Over
£355,000**



PROPERTY DESCRIPTION

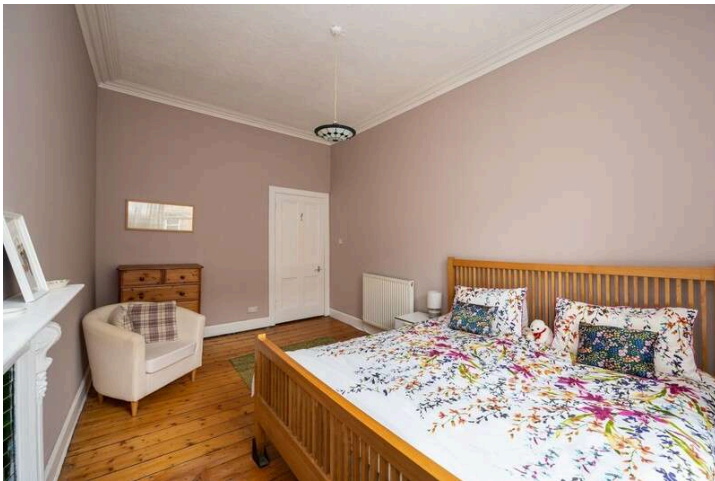
Set upon a vibrant street in the popular Tollcross/Bruntsfield area of Edinburgh, this beautifully presented, two bedroom first floor flat offers stylish living and entertaining space, with an abundance of period features. The property has been renovated over the last few years and boasts a contemporary kitchen, modern bathrooms and appealing decor, as well as benefiting from access to communal gardens.

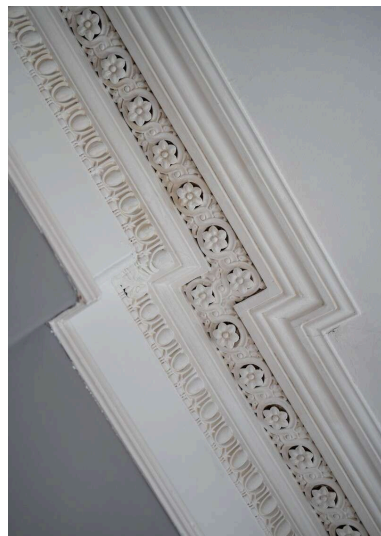
- First Floor Flat in Traditional Edinburgh Tenement
- Entrance Hall with Storage Area
- Bright Sitting Room with Living Gas Fire and Ornate Plasterwork
- Contemporary Fitted Kitchen with Dining Space, Integrated Fridge/Freezer & Dishwasher
- Spacious Principal Bedroom with Ornate Fireplace
- Second Bedroom Adjoining Sitting Room
- Modern Shower Room
- Guest Cloakroom
- Double Glazed Sash Windows

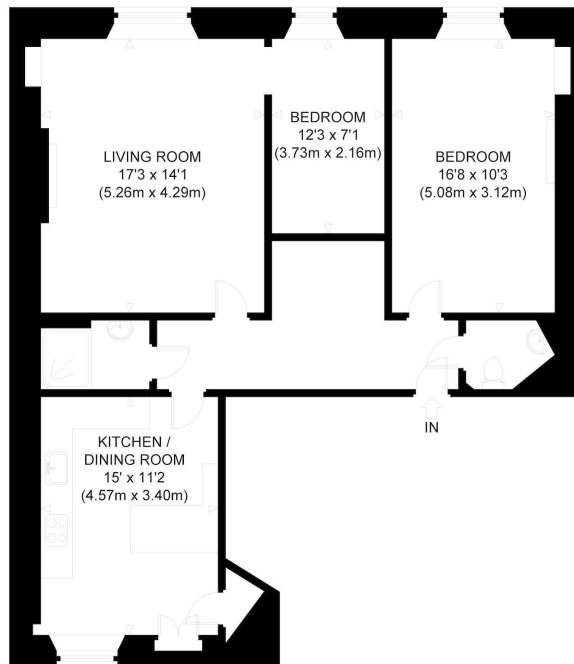
- Gas Central Heating Hive Control
- Communal Gardens to Rear

Extremely Convenient Location For City Centre. The property is located at the end of Panmure Place, overlooking Brougham Place, bustling with eateries, bars, coffee shops and independent stores. This desirable spot is only a few minutes walk from Bruntsfield Place and is also conveniently close to a good selection of supermarkets and boutiques in Morningside. For those seeking a hit of nature in the city, the beautiful green spaces of Tollcross/Bruntsfield and The Meadows are just around the corner and for culture seekers, the popular Cameo Cinema with its trendy bar and arthouse offerings and the Kings Theatre are just along the road. A short walk along Lothian Road, takes you to Princes Street and the City Centre and the University of Edinburgh is within easy reach as well as Chalmers Hospital and the Edinburgh School of Art. The central position of the property also means you are near excellent transport links with Haymarket Train Station and Waverley Station a 20 minute walk, providing rail access east and west and for the motorist, the A702 is a quick route out to the City Bypass.









FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 895 SQ FT / 83.1 SQ M

PANMURE PLACE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 895 SQ FT / 83.1 SQ M

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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SPECIAL NOTES

1. These particulars do not form part of an offer or contract.
2. Whilst these particulars are believed to be correct, they are not guaranteed and prospective purchasers must satisfy themselves as to their accuracy.
3. All measurements are approximate and any floor plan attached indicative only.
4. The services and appliances (if any) included in the sale have not been tested

- by Murray Snell W.S. nor does anyone in their employment have authority to make or give any representation or warranty relating to the property.
5. Prospective purchasers are advised to contact Murray Snell W.S. in order that they may be notified of a closing date being fixed for receipt of offers.
6. The seller shall not be bound to accept the highest or any offer.

AUTHORISED TO CONDUCT INCIDENTAL FINANCIAL BUSINESS BY THE LAW SOCIETY OF SCOTLAND



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