



13/8 PANMURE PLACE

Lauriston, Edinburgh, EH3 9HP



1

Public Room



2

Bedrooms



1

Bathroom



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Welcome to a traditional third/top-floor city flat that offers bright and airy accommodation. The interiors of this property are attractively presented throughout as well, featuring elegant tones and modern styling. It benefits from a well-proportioned living and dining area, a fitted kitchen, and two large bedrooms, a box room/possible study and is completed by a three-piece shower room. In addition, the flat has shared use of a mature garden and homeowners have access to controlled permit parking – a key feature in the capital.

Situated in Lauriston, the home also has a much sought-after setting in the city centre, positioned within easy walking distance of the Grassmarket and Royal Mile. There are lots of excellent amenities, trendy bars and cafes, and a wide choice of eateries nearby too, and the property is a stone's throw from the vast public greens of The Meadows. Well-regarded schools and the University of Edinburgh are also close by, making this area very popular with city professionals, families, first-time purchasers, and buy-to-let rental investors alike.







EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- A well-presented third/top-floor flat
- Part of a traditional tenement building
- Situated in sought-after Lauriston
- Secure telephone-entry system
- Welcoming hall with a store area
- Bright and airy living/dining room
- Neighbouring kitchen that is openly accessed
- Two double bedrooms with built-in storage
- A box room, which is used as a walk-in wardrobe
- 3pc shower room with rainfall showerhead
- Mature communal garden laid to lawn
- Controlled permit parking (Zone 4)







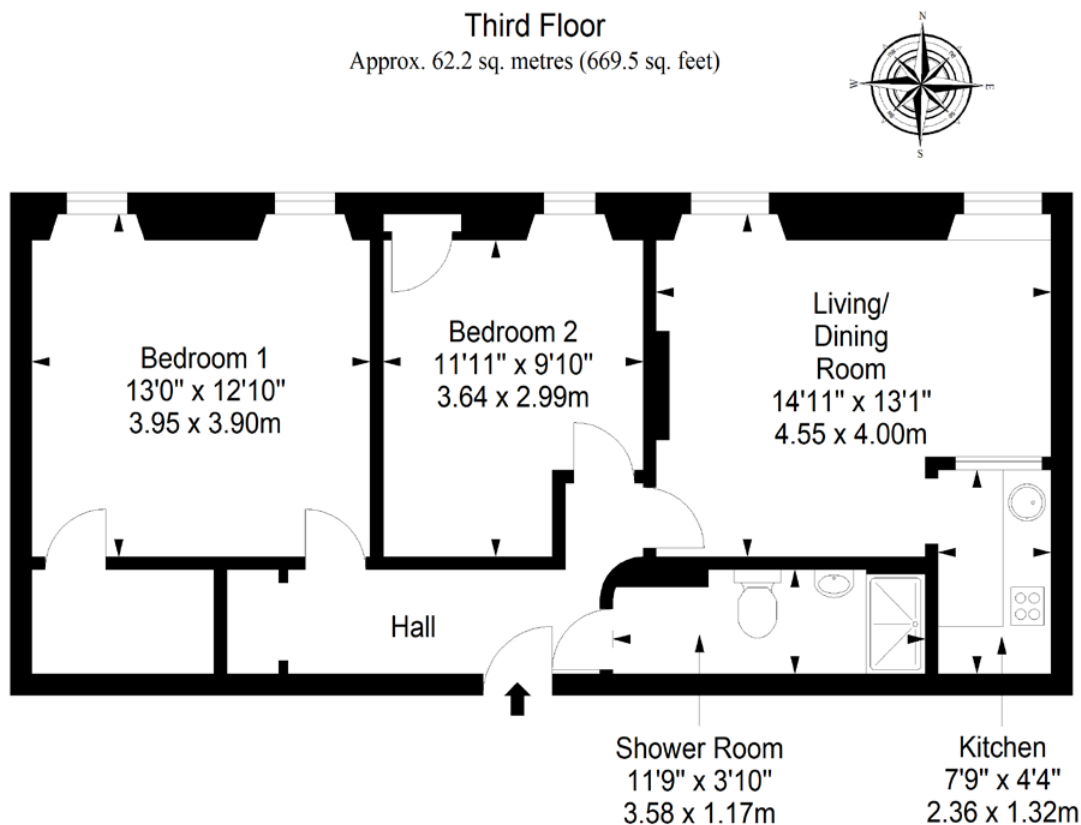
Extras: an electric cooker, a fridge, a fridge/freezer, and a washing machine to be included in the sale. Whilst all furniture will be available to be included in the sale.

Please note that no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.



LAURISTON, EDINBURGH

Nestled at the heart of the city centre, Lauriston promises the best of both worlds: a dynamic city lifestyle with outstanding peace and tranquillity. A short walk in any direction will take you into the buzzing business and finance district around Tollcross and Lothian Road, into the historic Old Town and Grassmarket, or to the iconic University of Edinburgh campus via The Meadows. Residents enjoy a wealth of local services and amenities right on their doorstep, as well as a traditional shopping experience in neighbouring Bruntsfield and Morningside. For culture and nightlife, The King's Theatre, The Lyceum, and Traverse Theatre all host internationally-acclaimed live music and drama performances all year round, and in the summer months the area is abuzz with the world-renowned Edinburgh Festival Fringe. There is also no shortage of cafes, clubs, bars, pubs and restaurants to suit every taste. Lauriston is within the catchment area for excellent state schools and is also well-placed for several independent schools and childcare options. The area is served by the citywide bus network, as well as convenient tram links to the airport and national rail services from nearby Haymarket station.



Total area: approx. 62.2 sq. metres (669.5 sq. feet)

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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.