



Deans Properties

Deans Solicitors and Estate Agents LLP



**29 Panmure Place
Lauriston, EH3 9HP**



MAIN DOOR FLAT

- Living Room/Dining Room
- Kitchen
- Three Double Bedrooms (all with Ensuite Shower Rooms)
- Further Shower Room
- Private Front Garden
- Communal Rear Garden
- On-Street Permit Parking
- Double Glazing & Gas Central Heating
- EPC Rating - C



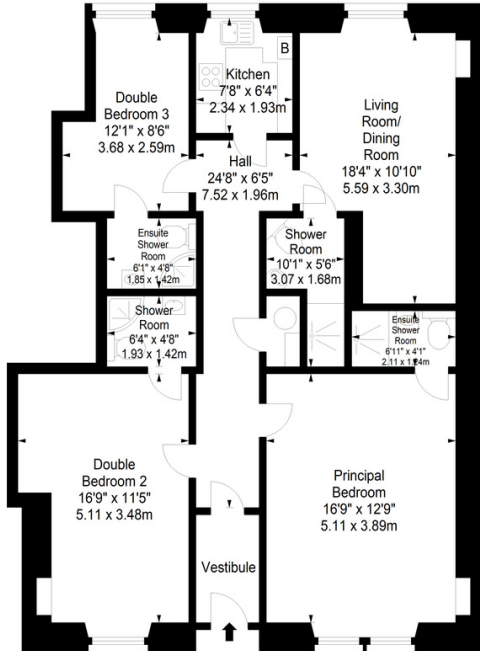
Viewing is recommended to appreciate this spacious and immaculately presented main door flat situated in a traditional tenement in Lauriston. The conveniently located, high amenity area of Lauriston lies in the centre of Edinburgh nestled between the new Quartermile development to the east, the wide open spaces of the Meadows and Bruntsfield Links to the south, the Old Town to the north and Tollcross to the west. Many local shops, supermarkets, restaurants and bars are right outside the doorstep and there are frequent transport links to the city centre, combining the vivacity and convenience of city centre living with the tranquillity of outdoor green space. The accommodation is in move-in condition, benefits from a luxury finish and comprises: welcoming entrance vestibule and hallway, spacious living room/dining room, stylish kitchen with integrated appliances, three generous double bedrooms all with individual ensuite shower rooms with white 3-piece suites allowing for maximum privacy and convenience and further modern shower room. The property benefits from a private front garden and a communal garden to the rear. There is on-street permit parking in the area. The property is fully double glazed and has gas central heating. Included in the sale are fitted carpets & floorcoverings, curtains, cooker, oven, hob, hood and fridge-freezer. All appliances included are sold as seen with no warranty provided.



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Approx. Gross Internal Area
1069 Sq Ft - 99.31 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Ground Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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0131 667 1900

mail@deansproperties.co.uk

www.deansproperties.co.uk