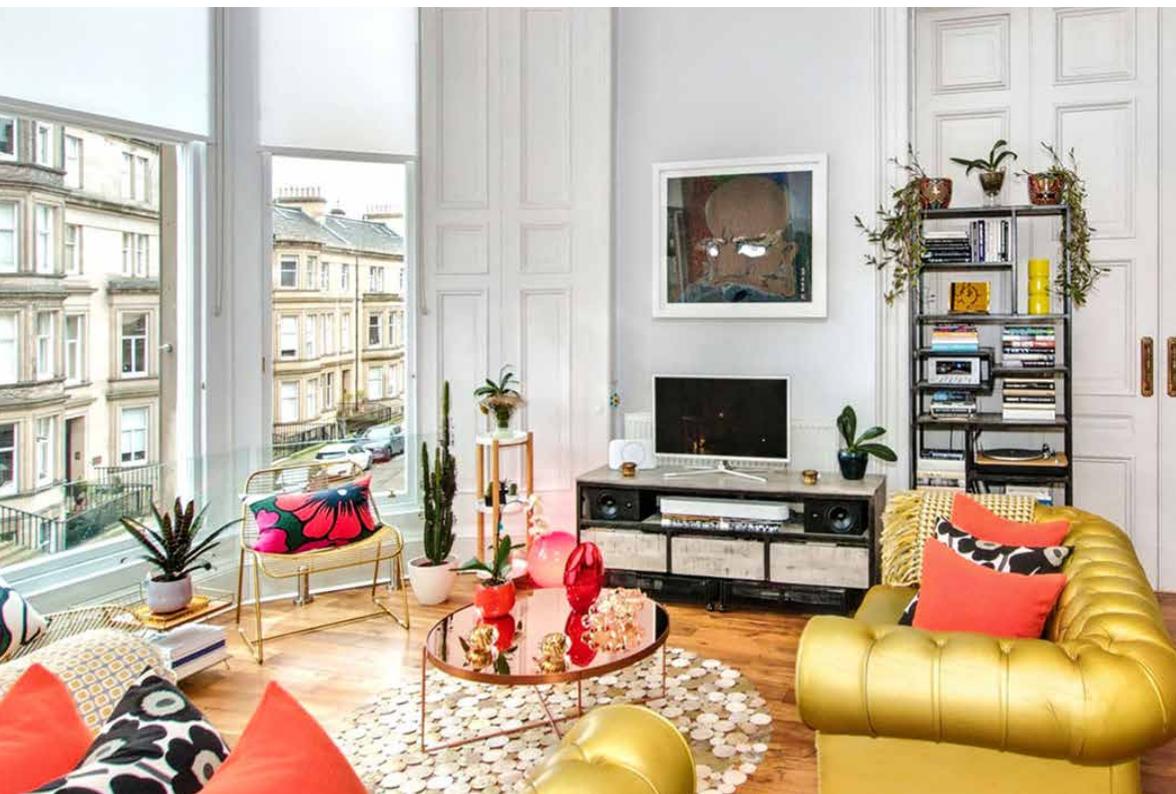




# 39/3 Palmerston Place

West End, Edinburgh, EH12 5AU

  
**northwood**



Welcome to an exclusive two-bedroom first-floor apartment set within a handsome B-listed Victorian townhouse with Italianate detailing. Offering an exquisite blend of historic architecture and original features, coupled with luxurious modern interiors, this home is an outstanding one-of-a-kind city residence that must be seen to be truly appreciated. It boasts open-plan living, as well as a stunning kitchen and bathroom, and it is finished to exceptionally high standards throughout. Part of the New Town conservation area, the property also has a prestigious setting in Edinburgh's West End.

The apartment is accessed via a secure videophone-entry system, with the front door opening into a unique open-plan reception room that has substantial dimensions, combining living and dining areas and a statement kitchen. Here, fashionable décor is lovingly paired with a hardwood floor, creating an eye-catching aesthetic. Majestic period cornice work accentuates the impeccably high ceiling, whilst dual-aspect glazing (including a bay window) floods the entire space in natural light, framing incredible sunset views toward Dean Village and the Modern Art Galleries. The German kitchen by Hacker has a clever arrangement in the centre of the space too, separating the living and dining areas. It has an ultra-modern design, incorporating handle-less cabinets and luxury quartz, ultra-thin worktops by Silestone. Undercabinet lighting and integrated Neff appliances complete the stylish look (gas hob, statement extractor, oven, microwave, fridge/freezer, and dishwasher). A freestanding washing machine is in the built-in cupboard opposite a study area.

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- A unique and stylish first-floor apartment
  - Within a B-listed Victorian townhouse
  - Situated in the prestigious West End
  - Part of the New Town conservation area
  - On-trend décor and original period features
  - Secure videophone-entry system
  - Stunning (dual-aspect) open-plan reception area
  - Ultra-modern German kitchen by Hacker
  - Expansive principal bedroom
  - Second versatile double bedroom
  - Contemporary bathroom with high-end finishings
  - Controlled permit parking (Zone 1)
  - Gas central heating and sash windows
  - EPC Rating - D



**“Exquisite blend of historic architecture and original features, coupled with luxurious modern interiors”**







Meanwhile, pocket doors make a regal entrance into the principal bedroom, which has an expansive footprint for a wide assortment of furnishings. It mirrors the suave aesthetic of the living area (including the original cornice work) and it is laid with a soft carpet for maximum comfort. A second double bedroom is of an equally high standard, providing homeowners with additional versatility. A contemporary bathroom finishes the apartment, enveloped in Italian rectified porcelain tiling by Geostone. It features brassware by Hudson and Reed and sanitaryware by Vitra/Grohe, including a hidden-cistern toilet, a storage-set washbasin, a towel radiator, and a bath with an overhead shower. The property has gas central heating and traditional sash-and-case windows with safety glass panels installed. Conveniently, the property falls within a controlled permit parking area (Zone 1), ensuring residents' have space to park.

Extras: all fitted floor and window coverings, light fittings (including the Maset Discoco chandeliers in the living area and principal bedroom), all fixed wall-mounted shelving, the large black and mirrored wardrobes in the principal bedroom, integrated kitchen appliances, and a washing machine to be included in the sale.

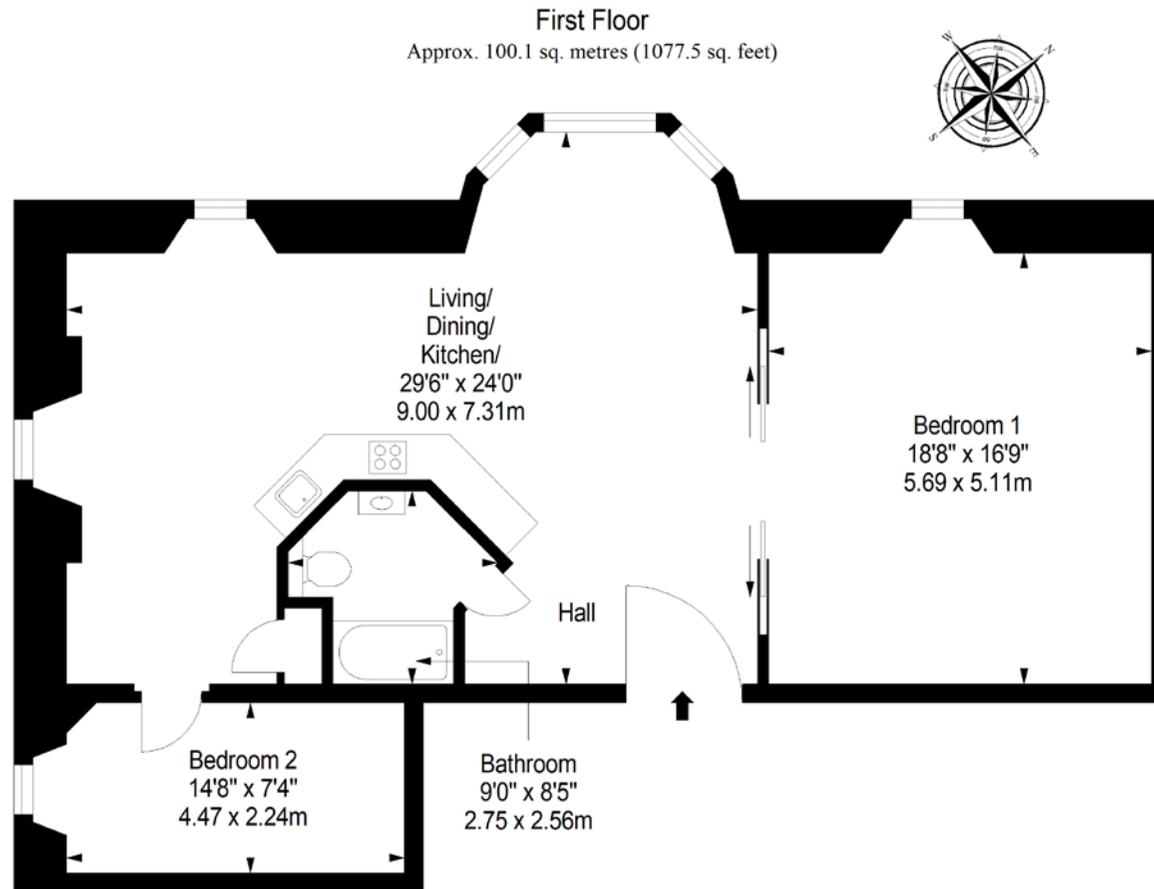




## West End, Edinburgh

The West End is a highly sought-after area of Edinburgh city centre, providing unfettered access to the very best of the capital and its world-class amenities, from the outstanding shopping and entertainment facilities, to the leading historical and cultural attractions. It is a stone's throw from Princes Street, where all of the fashionable high-street retailers can be found, and a short walk to George Street, which is home to designer stores and high-end boutiques. Within minutes, you can also escape the thriving bustle of the city, enjoying an idyllic stroll along the Water of Leith to picturesque Dean Village, or a relaxed walk in the nearby Princes Street Gardens set below Edinburgh's world-famous historic castle. There is also the nearby Union Canal walkway that proves popular with cyclists, joggers, and dog walkers, and the playing greens of Inverleith Park, which is slightly further afield, but still within easy walking distance. For entertainment, the West End offers numerous upmarket bars and gourmet restaurants, as well as some of Edinburgh's most renowned theatres and music venues, including the Traverse Theatre, the Lyceum, and Usher Hall. Thanks to its central location, the West End is well served by public transport links, with Haymarket train station close by for travel beyond Edinburgh and a convenient tramline that provides a swift route to Edinburgh International Airport. Regular buses also run day and night connecting to the wider area. The West End is in the catchment for highly-regarded state schools at both primary and secondary level and is well positioned for the capital's finest independent schools.

# Floorplan



Total area: approx. 100.1 sq. metres (1077.5 sq. feet)

**northwood**

edinburgh@northwooduk.com  
0131 343 1717  
www.northwooduk.com

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