



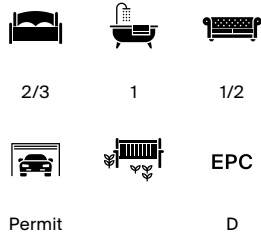
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PALMERSTON PLACE

Edinburgh, EH12

AN EXCEPTIONAL THREE BEDROOM APARTMENT

Beautifully presented throughout and situated within the highly sought-after and prestigious West End of Edinburgh.



Local Authority: The City of Edinburgh Council

Council Tax band: E

Tenure: Freehold

Offers Over: £570,000



DESCRIPTION

Set on the third floor of an elegant Victorian tenement, this impressive two/three bedroom apartment offers generously proportioned accommodation in one of Edinburgh's most prestigious West End locations.

The property extends to approximately 1143 square feet, providing a superb balance of classic period charm and flexible modern living. A welcoming central hallway gives access to all rooms, creating a wonderful sense of space and flow throughout the home.

The principal living room is beautifully proportioned, flooded with natural light and offering ample space for both comfortable seating and dining, making it ideal for entertaining. The adjacent modern kitchen is well positioned and neatly arranged, with excellent workspace and storage.

Accommodation comprises three spacious double bedrooms, two of which benefit from particularly generous proportions, allowing flexibility for use as additional reception space, home office or guest accommodation if required. The principal bedroom enjoys a calm and private aspect, while the remaining bedrooms are equally impressive in scale.

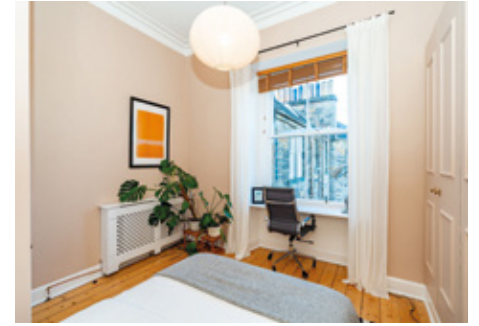
A bathroom is positioned off the hall and serves the apartment well.

Further benefits include permit parking, and access to Douglas Crescent Gardens for a small annual fee.

The property retains the scale and elegance synonymous with Palmerston Place and enjoys an enviable position within walking distance of Haymarket Station, the city's financial district, and a superb range of local cafés, restaurants and independent retailers. The city centre, Stockbridge and Murrayfield are all easily accessible.

This is a rare opportunity to acquire a generously sized, three-bedroom apartment in one of Edinburgh's most sought-after addresses.





LOCATION

Palmerston Place is a broad and elegant street, distinguished by the striking presence of St Mary's Cathedral.

Edinburgh's West End tram stop on nearby Shandwick Place provides direct access to Edinburgh International Airport, while Haymarket Station is also within easy walking distance.

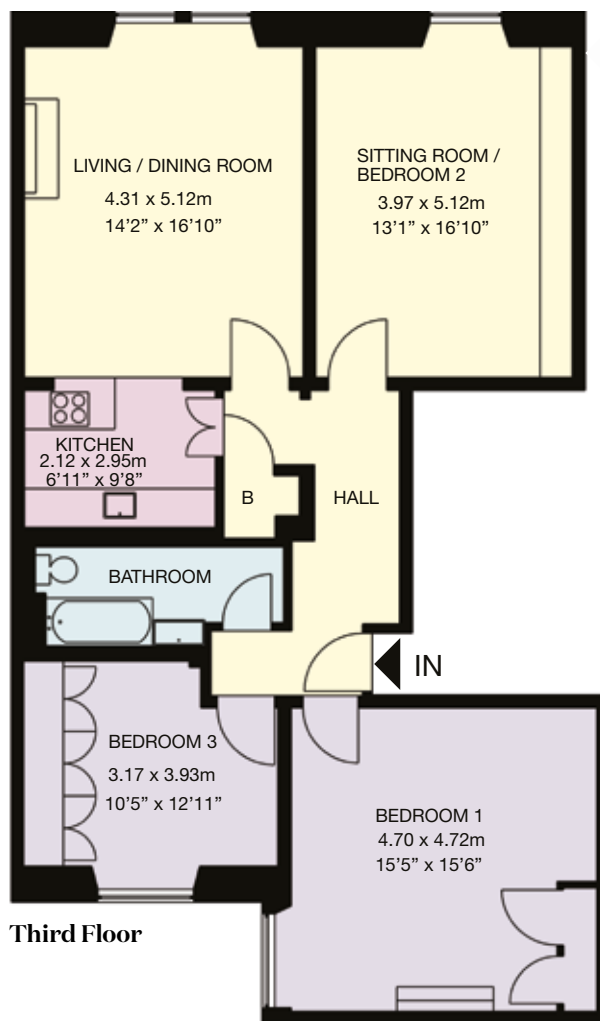
This enviable central location offers a peaceful residential setting, yet benefits from immediate access to an excellent range of specialist shops, restaurants and wine bars in the West End, including Queensferry Street and William Street. Stockbridge, George Street and the city centre are all easily reached.

The Dean Tennis and Squash Club is a short walk away, and there are delightful walking routes along the Water of Leith close by. The open green spaces of Inverleith Park and the Royal Botanic Garden are also within convenient reach.

The property is particularly well placed for schooling, with a number of highly regarded local and private schools nearby, including Fettes College, The Edinburgh Academy, St George's School and Erskine Stewart's Melville Schools.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area
1143 sq ft / 106 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Financial Guarantee/Anti Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



I would be delighted
to tell you more.

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