

D.J.ALEXANDER



13/1 Palmerston Place
Edinburgh | EH12 5AF



Property Overview

- Hall
- Drawing room
- Kitchen/diner
- Double bedroom
- Shower room
- Gas central heating
- External storage cupboard
- Private allocated parking space

Description

A rare opportunity to purchase a one-bedroom ground floor flat which is finished to an exceptionally high standard in the heart of the popular West End area of Edinburgh. At 940ft², the flat offers generous living space as well as floods of natural light and modern city living. This flat would appeal to professionals and rental investors alike. The accommodation is accessible via a well-maintained communal stairwell and comprises: entrance hall with three storage cupboards off; drawing room with feature fireplace, ornate coricing, ceiling rose and bespoke bookcases; kitchen/diner with ample wall and base units and integrated appliances; double bedroom quietly located to the rear of the property with ample space for freestanding furniture and; a fully tiled shower room completes the accommodation.

The property has the benefit of gas central heating, external storage cupboard and a private allocated parking space which add to the appeal.

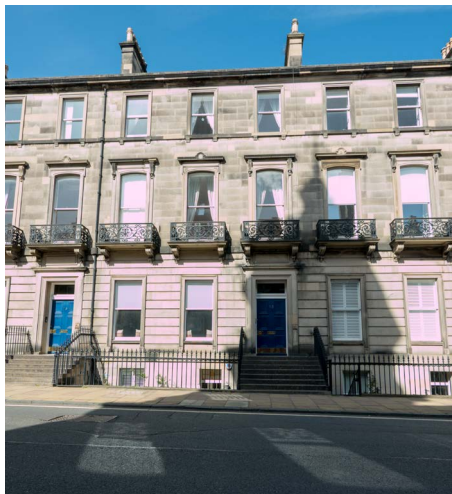


Extras: All fitted flooring, window coverings, rug in drawing room, dining table and chairs in kitchen and integrated appliances are included in the sale. All other furniture may be available by separate negotiation. No warranties or guarantees will be provided.

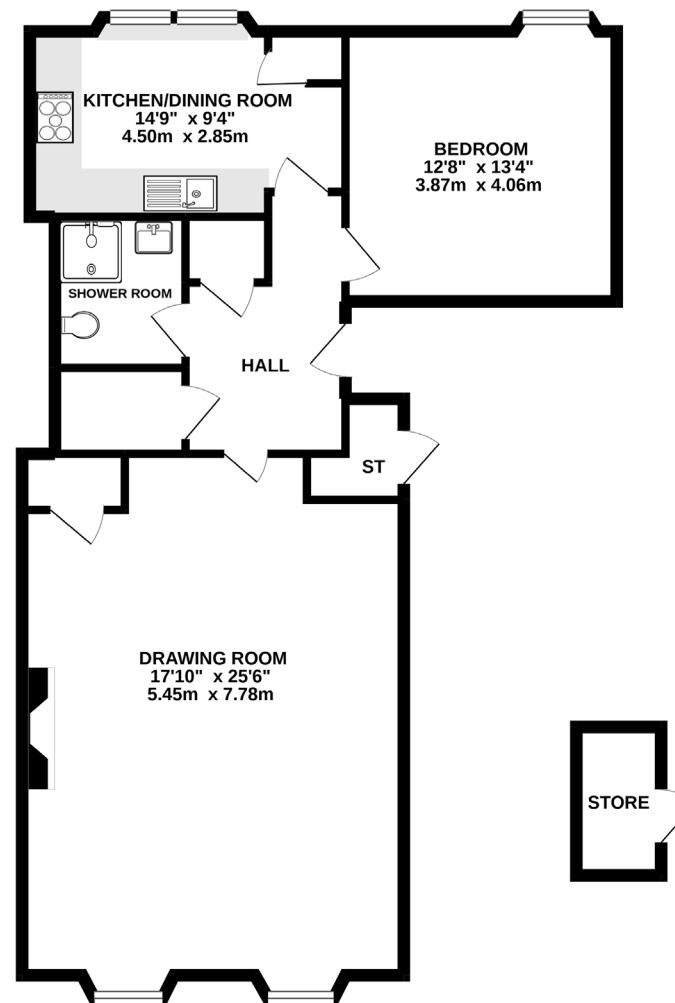


Location

The property is situated within the West End of the city centre and in the heart of the financial hub. Being less than approximately a quarter of a mile from Edinburgh's famous Princes Street there are an abundance of local amenities surrounding the property which can be accessed by foot or the tram service. The immediate locale provides a wide range of shops, which include a variety of supermarkets, banks, a post office, bars, coffee shops, restaurants and bus services. Recreational facilities include several of the most popular theatres and cinemas in the city. Haymarket and Waverley rail stations, St Andrew Square bus station and the tram terminus are all conveniently situated and the City bypass and onward travel to the airport, The Queensferry Crossing and the motorway system are straight forward.



GROUND FLOOR
947 sq.ft. (88.0 sq.m.) approx.



Viewings

By appointment with DJ Alexander, 1 Wemyss Place, EH3 6DH

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This property, and other properties offered by D.J. Alexander can be viewed at their website www.djalexander.co.uk, as well as at affiliated websites

www.rightmove.co.uk, www.zoopla.co.uk, www.onthemarket.com



Important Notice:

- 1: These particulars do not form part of an offer or a contract of sale.
- 2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
- 3: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer.
- 4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale.
- 5: All services and appliances have not been tested for efficiency or safety and no warranty is given.

13 PALMERSTON PLACE

TOTAL FLOOR AREA: 947 sq.ft. (88.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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