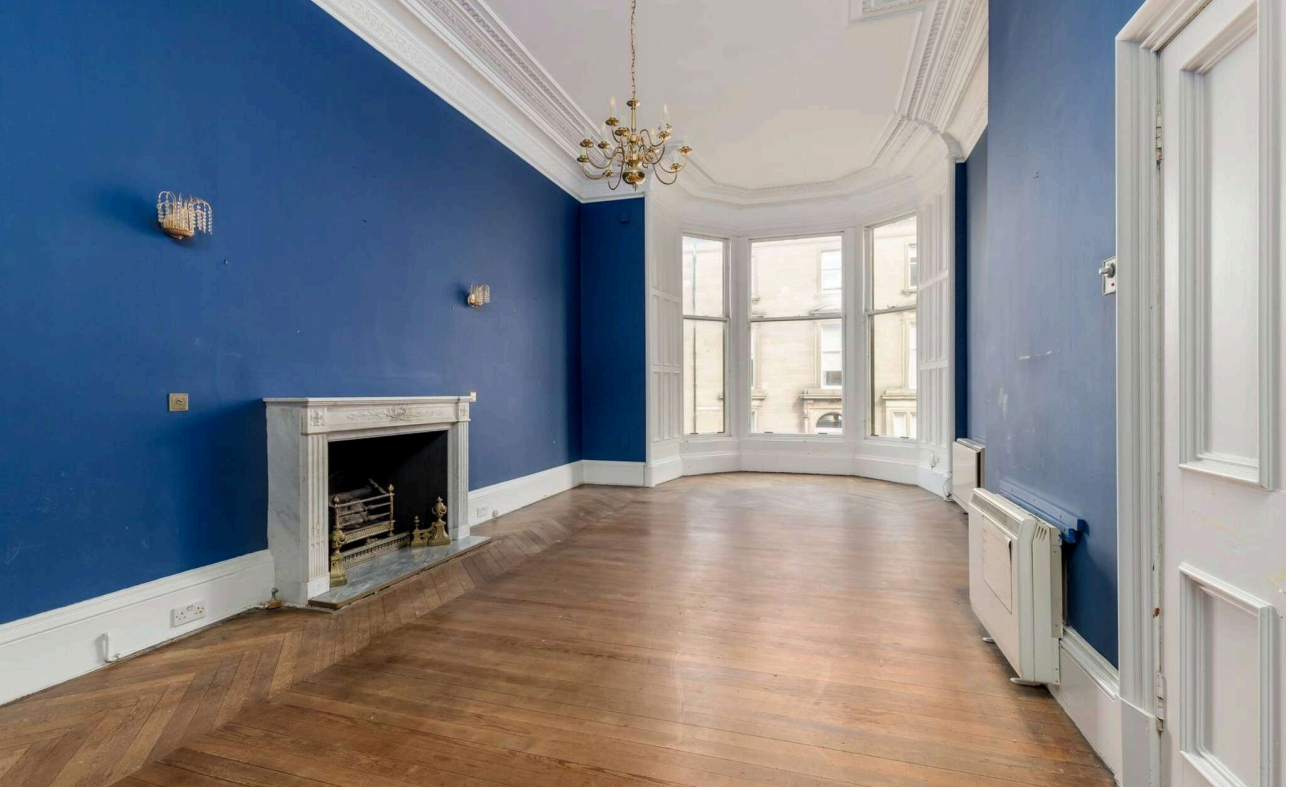


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54 (1FR) PALMERSTON PLACE

WEST END, EDINBURGH, EH12 5AY

2 BED | 1 BATH | 1 PUBLIC





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TAKE A LOOK INSIDE

This substantial first-floor flat offers generous proportions, impressive period features and superb potential to create an outstanding city centre home. While now requiring upgrading, this stone built period property retains a wealth of original character, including elegant cornicing, timber flooring, wall panelling and high ceilings.

The wonderful bay-windowed sitting room is flooded with natural light and features a striking marble fireplace, creating an impressive focal point.

KEY FEATURES

- Substantial 1st floor flat with beautiful period features and superb potential.
- Two double bedrooms.
- A short walk from the Water of Leith walkway.
- Residents' on street permit holder parking.
- Gorgeous cornice work and other period features.
- A short walk from local shops and Haymarket Railway Station.
- EPC Rating - G
- Council Tax Band - E







Two generously proportioned double bedrooms provide excellent accommodation. The principal bedroom is particularly spacious and features elegant cornicing and solid timber flooring, while the second double bedroom benefits from a fitted wardrobe.

To the rear, the fitted kitchen provides a range of wall and base-mounted cabinetry, together with an electric hob, double oven, dishwasher and washing machine. A traditional pulley clothes airer is positioned overhead.



CONTINUED...

Two storage cupboards are located in the hall, along with a further store off the sitting room. A bathroom with bath and shower attachment, WC and wash hand basin completes the internal accommodation.

Residents' permit-holder parking is available on street. The owners can also enjoy access to the highly desirable Douglas Crescent Gardens for an annual fee of approximately £210, providing a valuable area of communal green space.

The property enjoys an excellent West End location, within easy walking distance of local shops, the city centre and Haymarket Railway Station.

EXTRAS

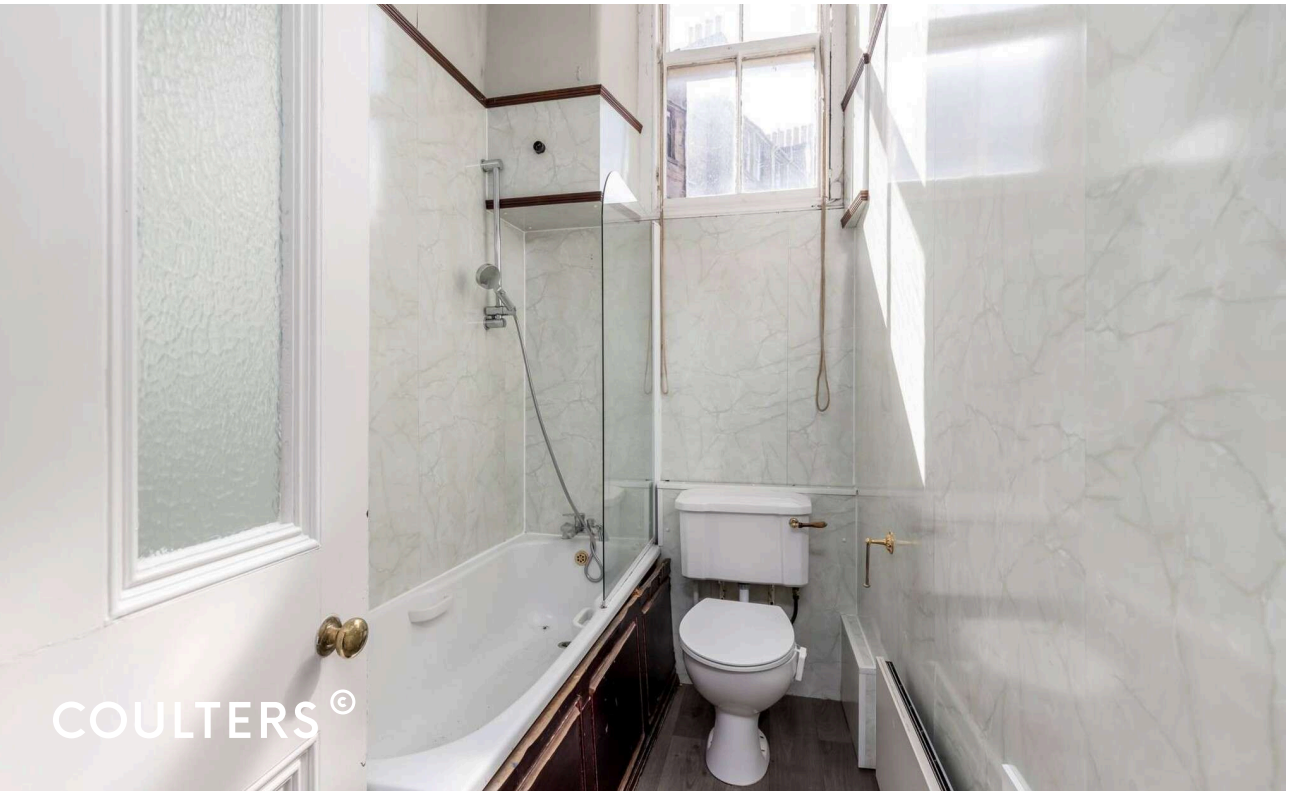
All light fittings, flooring and white goods are included in the sale price.

Please note due to the nature of this sale, the property is sold as seen and no warranties will be given for the functionality of the electrical system, heating/hot water system and kitchen appliances.









THE LOCAL AREA

Palmerston Place is situated in the heart of the popular West End, within walking distance of the Dean Village, Haymarket Train Station, Tram stop and Princes Street.

The immediate area is very well served by local amenities with a wide range of shops, cafes and restaurants nearby, with the financial district also easily accessible. Princes Street is within easy reach and offers a wide range of shops and amenities, and the exclusive boutiques and bars of George Street. Within short distance, there is vibrant Stockbridge and Comely Bank, and Craigleith Retail Park, boasting an abundance of additional retail shops and Supermarkets.

There is easy access to the Water of Leith Walkway and cycle path, whilst the open spaces of the Royal Botanic Gardens and Inverleith Park are also within walking distance, and there is a children's play area in the Eglinton and Glencairn Gardens. The Drumsheugh Baths Club is situated nearby in Belford Road whilst the Edinburgh Sports Club, Dean Tennis Club and the Scottish National Gallery of Modern Art are in the Dean Village.

Regular buses run to and from the city centre and surrounding areas and the City Bypass, Edinburgh Airport, the Forth Road Bridge/ Queensferry Crossing and main motorway networks are within easy reach via the A90.

HOME REPORT VALUATION: £500,000

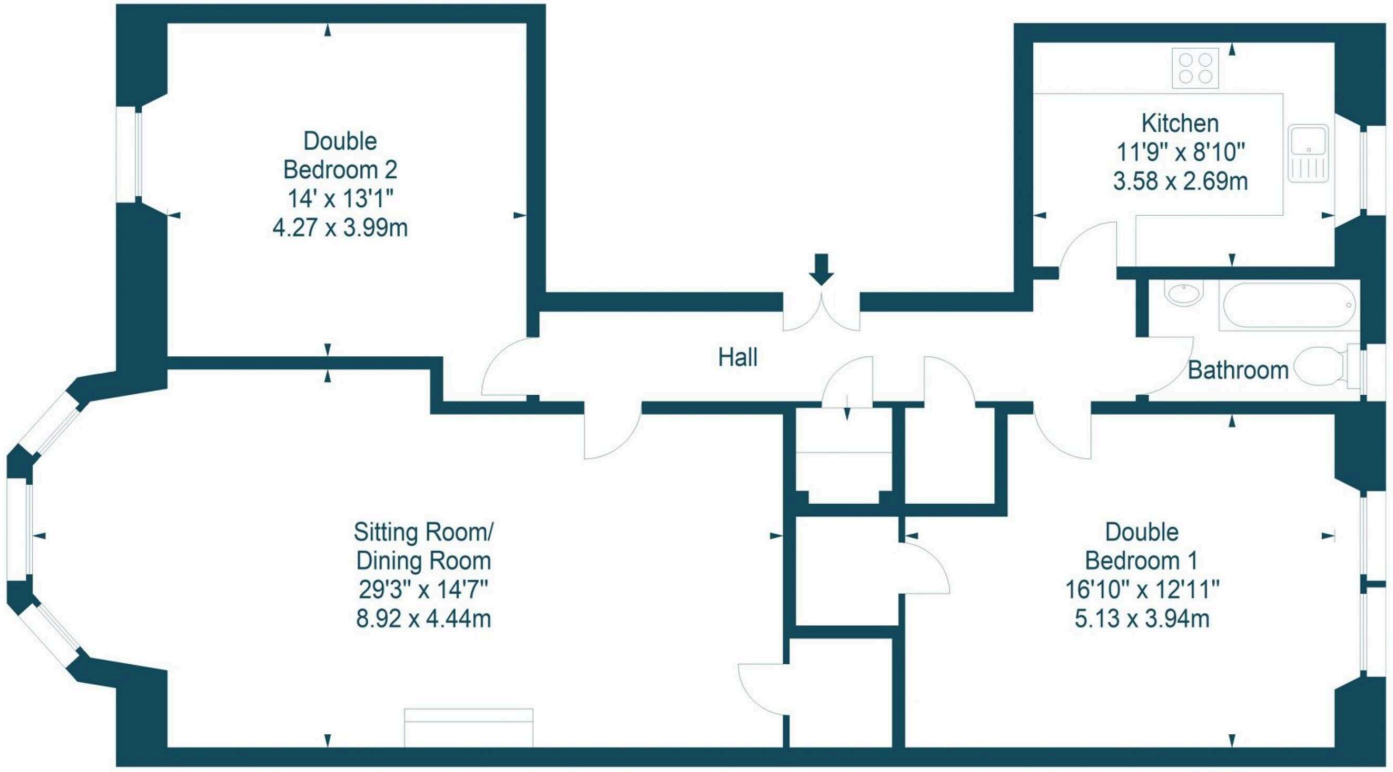


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Palmerston Place,
Edinburgh,
Midlothian, EH12 5AY

SquareFoot

Approx. Gross Internal Area
1120 Sq Ft - 104.05 Sq M
For identification only. Not to scale.
© SquareFoot 2026



First Floor

GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.