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Offers Over
£265,000

7 3F2 Panmure Place

Tollcross | Edinburgh | EH3 9HP

Charming two-bedroom top floor flat forming part of a handsome traditional tenement, just a stone's throw from The Meadows in the ever-popular Lauriston area. With fantastic amenities, cafés, and excellent city-wide transport links right on the doorstep, the property will undoubtedly appeal to couples and young professionals seeking a vibrant city lifestyle.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Shared garden
-  On-street parking
-  EPC Band - B
-  Council Tax Band - C



Description

An inviting entrance hallway leads through to the bright and spacious lounge, a lovely focal point of the home. Twin windows with shutters, window seats incorporating useful storage, traditional corning, and an open fireplace combine to create a room full of character and charm. Bedroom one is accessed off the lounge and is a comfortable double room, again featuring shutters and offering space for freestanding furniture. The stylish kitchen/diner was newly installed during August 2024 and offers a modern finish throughout. It is fitted with a range of integrated white goods, along with a cupboard for extra storage room and provides excellent space for dining. Bedroom two is a single room enhanced by fitted floor-to-ceiling wardrobes, making it a practical and versatile space. The stylish shower room offers a walk-in shower, along with a heated towel rail.

Further benefits include gas central heating, double glazing, and a secure door entry system.



Gardens & Parking

Externally, there is a well-tended shared rear garden. On-street permit and metered parking is available for residents and visitors alike.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, washing machine, and dishwasher, freestanding fridge-freezer, light fittings and fitted floor coverings.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

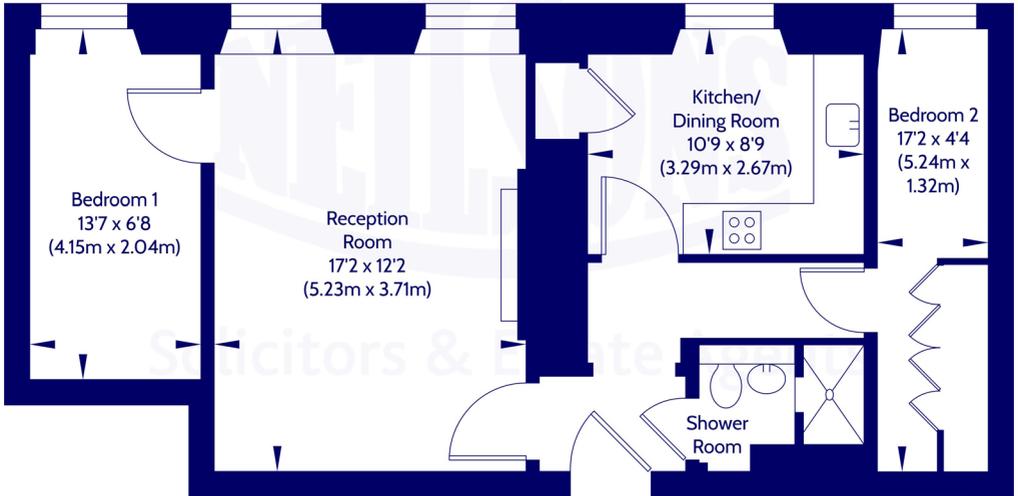
Situated close to Edinburgh's Old Town and the open green space of the Meadows, Lauriston is a central location with a strong residential feel. The area is particularly noted for its proximity to parks and outdoor space, while remaining within easy reach of the city centre and several university campuses. Everyday amenities are well provided for, with a range of shops and services nearby. Schooling is available from nursery through to secondary level, and higher education institutions are within walking distance. Leisure and sporting facilities are a key feature of the area. The Meadows offers outdoor tennis courts and table tennis, while Bruntsfield Links Golf Course is close by. The Union Canal provides walking and cycling routes as well as access to a rowing club, and Craiglockhart Tennis and Golf Centre is located further along the canal. A selection of gyms, cafés, restaurants, theatres and cinemas are also within easy reach, including the Fountain Park complex.

Regular public transport services operate throughout the city and surrounding areas, with the City Bypass and main motorway networks readily accessible.



Approx. Gross Internal Floor Area 55 Sq M / 594 Sq Ft.

3rd Floor



All measurements are approximate. Not to scale. For identification only.
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
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