



**10/3 Panmure Place**  
Tollcross, Edinburgh, EH3 9JJ

CALL US ON 0131 447 4747

# 10/3 Panmure Place, Tollcross, Edinburgh, EH3 9JJ

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- Shared secured entry.
- Reception hall with storage.
- Generously proportioned living room with feature fireplace.
- Box room off.
- Dining kitchen with larder storage cupboard.
- Good sized double bedroom to rear.
- Bedroom off dining kitchen.
- Bathroom.
- Double Glazing.
- Original features.
- Well maintained communal garden to rear.
- Permit & metered parking.



## GENERAL DESCRIPTION

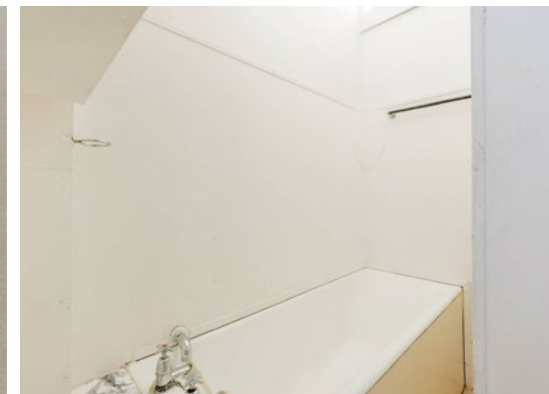
A first floor flat situated in the vibrant Tollcross district of the City, within walking distance of Edinburgh City Centre and a wide range of local amenities. The property is in need of modernisation and redecoration but offers excellent potential to any purchaser.

**COUNCIL TAX BAND** C  
**TRAIN STATION** APPROXIMATELY 1 MILE TO HAYMARKET TRAIN STATION.  
**AIRPORT BUSES** APPROXIMATELY 8 MILES TO EDINBURGH AIRPORT. WITHIN 100 METRES

## LOCATION

Located on the south side of the city, just a short walk from the West End & Princes Street, Panmure Place is walking distance from the many amenities available in neighbouring Tollcross, Bruntsfield, Marchmont & Newington, with their wonderful selection of independent shops, supermarkets, cafes, restaurants & bars. A great range of theatres, cinemas, galleries & museums are also all within easy walking distance, as are the wide open spaces of The Meadows & Bruntsfield Links, together with The Meadows Tennis Club, Warrender Swimming Baths & Gym, a Pure Gym at Quartermile and the Royal Commonwealth Pool at Newington. The flat is in the catchment for the well-regarded Tollcross & St Peter's RC Primary Schools and James Gillespie & St Thomas of Aquin's RC High Schools and is in a prime location for students at both Edinburgh & Napier universities. There are excellent bus services from the main roads both into & out of the city centre, and there is easy access to the motorway network.

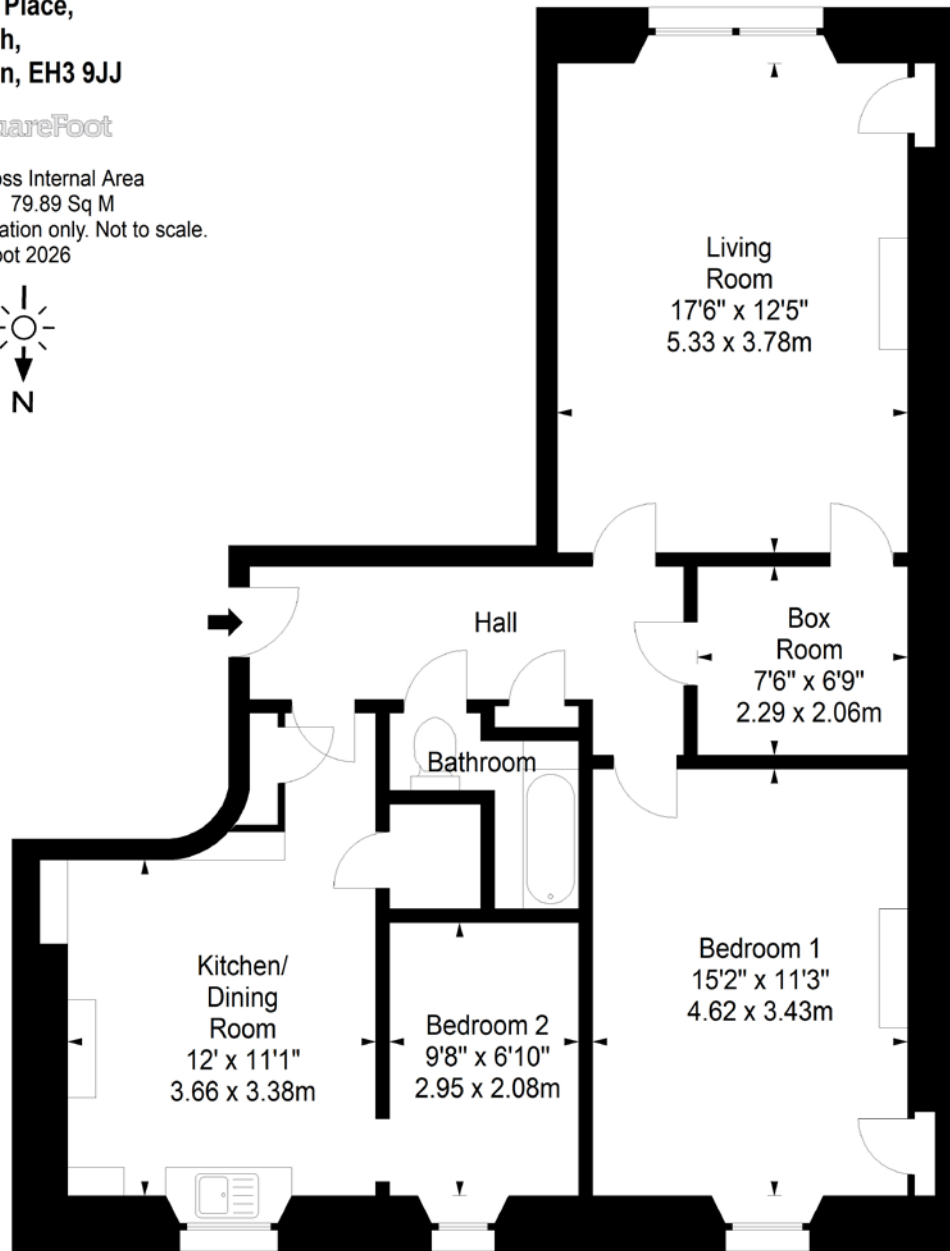
**EXTRAS:**  
THE PROPERTY WILL BE SOLD AS SEEN.



Panmure Place,  
Edinburgh,  
Midlothian, EH3 9JJ



Approx. Gross Internal Area  
860 Sq Ft - 79.89 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



First Floor



ENERGY PERFORMANCE  
CERTIFICATE RATING E



76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747

WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)

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