



Solicitors & Estate Agents



Offers Over

£240,000

13/2 Panmure Place

Tollcross | Edinburgh | EH3 9HP

Neilsons are delighted to offer to the market this bright, generously proportioned 1st floor flat, forming part of a traditional tenement in the heart of Lauriston, just a short walk from The Meadows and Bruntsfield Links with excellent amenities and transport links readily available.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Communal Gardens
-  Permit/metered Parking
-  EPC Rating – C
-  Council Tax Band - C



Description

The property would benefit from a programme of modernisation and upgrading, presenting an excellent opportunity for discerning buyers to create a stylish home in a highly sought-after location. There is also scope to reconfigure the existing accommodation, subject to obtaining the necessary planning consents.

Access to the building is via a secure door entry system with Flat 2, positioned on the first floor, comprising; welcoming entrance hall with generous storage facilities. To the front, there is a comfortable reception room, while the adjacent kitchen is fitted with a range of wall and base units, with appliances included in the sale. In addition, there is a sizeable utility room located off the hall, which accommodates the washing machine, freezer and combi boiler, providing additional practical space. There are two well-proportioned double bedrooms, with the principal bedroom further enhanced by an adjoining box room/ dressing area. The accommodation is completed by a shower room fitted with a three-piece suite.

Further benefits include gas central heating and traditional sash and case windows, most of which retain their original working shutters, adding character and charm (excluding the kitchen).



Extras

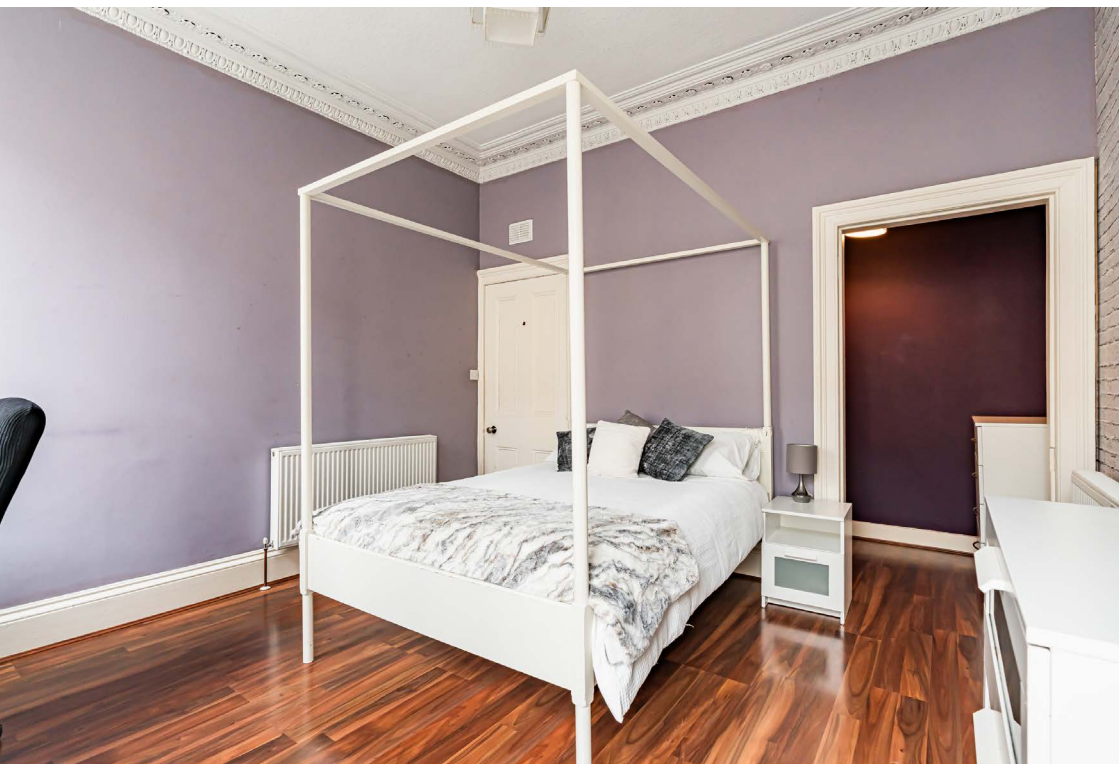
All the fitted floor coverings and light fittings will be included in the sale together with the kitchen appliances. Furniture can be included in the sale if desired.

Externally

There is a communal garden located to the rear of the property and for the car owner, permit and metered parking is available to the front and surrounding streets.

Viewing

By appointment through Neilsons on 0131 625 2222.



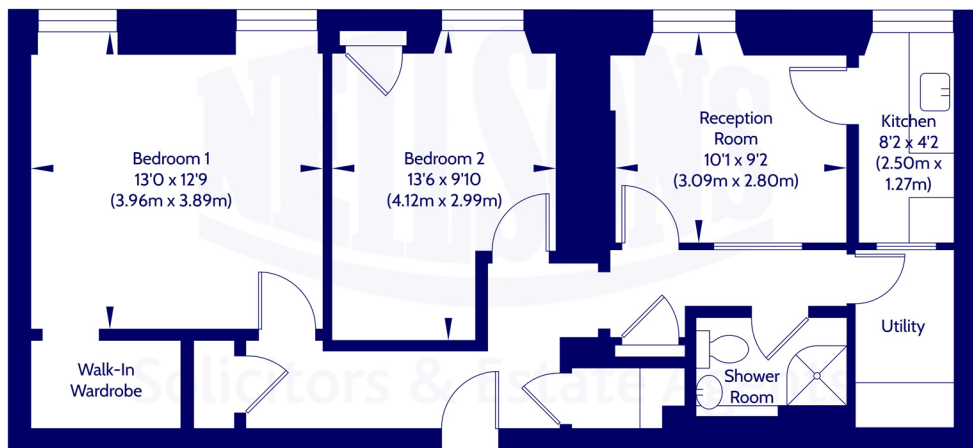


Location

Panmure Place forms part of the popular residential area of Lauriston, lying approximately one mile to the South of the City Centre. The property is ideally located to make the most of City Centre living whilst benefitting from being on the edge of the tranquil, wide open spaces of The Meadows and Bruntsfield Links. The immediate locale provides an excellent range of amenities, with a selection of restaurants, bars, coffee shops, takeaways and convenience stores, to historical places of interest and culture. Both Edinburgh and Napier Universities and Edinburgh Art College are within close proximity. There is an efficient bus service running throughout the city & surrounding areas, and road links are very accessible out to the city bypass and main motorway networks of the M8, M9 and M90, as well as Edinburgh International Airport, and the Queensferry Crossing.



Approx. Gross Internal Floor Area 63.11 Sq M / 679 Sq Ft.



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[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.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

