



3a Palmerston Place, Edinburgh - EH12 5AF

Offers Over £525,000

PATON & CO  
ESTATE AGENTS





## 3a Palmerston Place

Edinburgh, EH12 5AF

Spacious 3-bed West End apartment with period charm, open-plan living, private garden, courtyard, cellars, walk-in wardrobe, en-suite, and modern comforts. B Listed in New Town Conservation area.

- Elegant 3-Bedroom West End Apartment
- Prestigious & Central Edinburgh Location
- Private Front Courtyard & Rear Garden
- Spacious Open-Plan Living Area
- Principal Bedroom with En-Suite & Walk-In Wardrobe
- Excellent Storage, Utility Room & Cellars



## Property Description

3A Palmerston Place is located on one of the West End's most distinguished streets, renowned for its striking architecture and timeless charm. Enjoying a central and sought-after position, the property is accessed via external steps that lead down into a private front courtyard.

This spacious and well-presented apartment offers an ideal blend of period character and contemporary comfort. The generous open-plan kitchen and sitting room to the rear provides a versatile and welcoming living space. The principal bedroom benefits from a walk-in wardrobe and en-suite, while two further bedrooms are served by a modern family bathroom. The apartment also features excellent storage throughout, along with a separate utility room off the sitting room.

Externally, the property includes a private front courtyard and three under-pavement cellars. To the rear, an attractive private garden is accessed directly from the utility room.

Combining character, practicality, and an exceptional West End location, 3A Palmerston Place represents a rare opportunity to acquire a distinctive and highly desirable home in the heart of Edinburgh.

## Accommodation Comprises

Lower Ground Floor – Reception Hallway, Kitchen / Living Room, Principal Bedroom (En-Suite & Walkin Wardrobe), Bedroom 2, Bedroom 3, Family Bathroom, excellent storage.

Outside – Garden Grounds, Secluded Patio, Three Under Pavement Cellars, Front Courtyard.





## General Remarks

### Services:

Mains gas, electricity, water and drainage.

Gas central heating

High speed broadband services are available.

### Fixtures and Fittings:

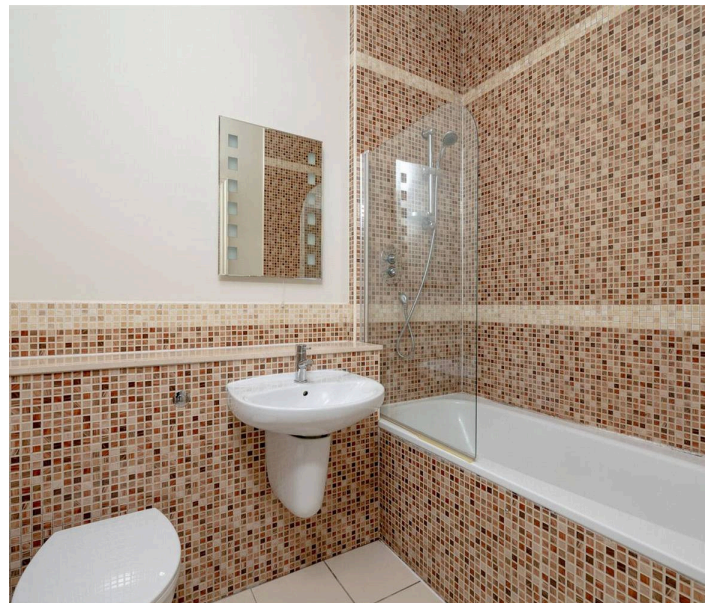
All fitted carpets, curtains poles/rails, blinds, light fittings and all integrated appliances form part of the sale.

### Listing and Conservation:

3A Palmerston Place is B Listed and falls within Edinburgh's New Town Conservation area.

### Distances

Haymarket Train Station 300 meters, Stockbridge 1.30 miles, City Centre 0.50 miles, St Andrew's Square 1.40 miles, Murrayfield Stadium 1.20 miles, Waverly Train Station 1.1 mile. (All distances are approximate)









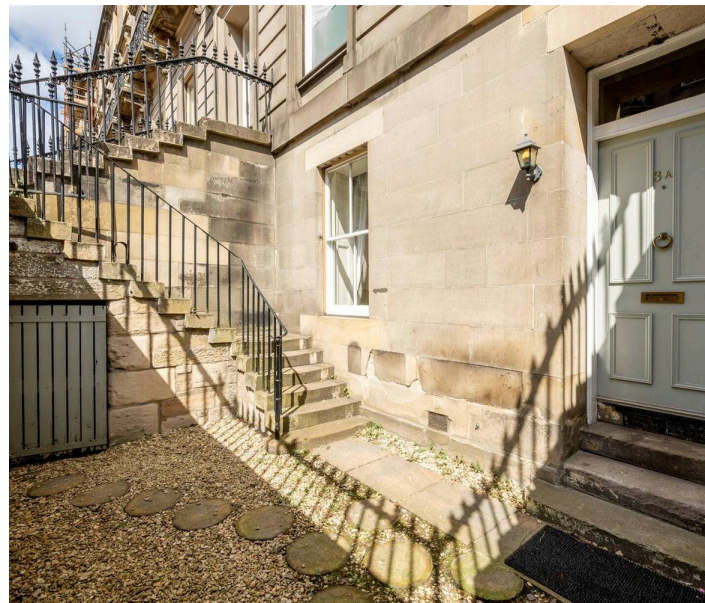
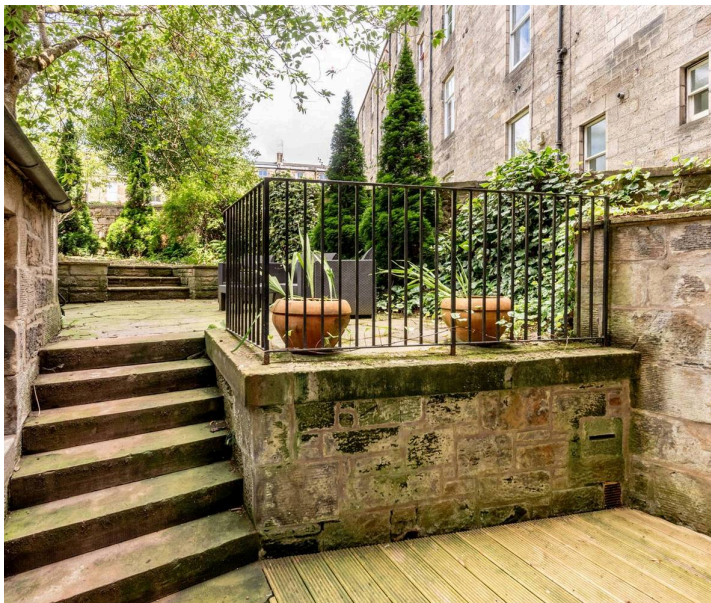
## Area Insights

3A Palmerston Place is situated in the heart of Edinburgh's prestigious and highly sought-after West End, just a short walk from Haymarket Station and the city's main financial centres. The West End offers an excellent range of local amenities, including a wide selection of bars, cafés, restaurants, and boutique shops. Additional shopping can be found nearby on Shandwick Place and Queensferry Street.

The property is ideally positioned to enjoy Edinburgh's renowned cultural scene, with world-class art galleries, museums, and historic landmarks close by. It is also well placed for the city's major annual events, including the International Festival, Fringe Festival, and Hogmanay celebrations.

A range of well-regarded schools are within easy reach, including ESMS (Erskine Stewart's Melville Schools), Fettes College, and The Edinburgh Academy. Belford Sports Club is nearby, as are several gyms and leisure clubs, including two Nuffield Health centres, Bannatyne's on Queen Street, and Westwoods Health Club. 3A Palmerston Place is moments from Edinburgh's extensive cycle network and within close proximity to several green spaces, including the Royal Botanic Garden, Inverleith Park—with its active tennis and bowling clubs—and the Water of Leith Walkway.

Transport links are excellent. Waverley Station is within walking distance, and frequent bus and tram services—just minutes away—offer direct access across the city and to Edinburgh International Airport, which is approximately 25 minutes away by tram or car. The property also offers convenient access by road to the city bypass and Scotland's central motorway network. Residents are eligible for two on-street parking permits.



## Useful Links

Stockbridge Market - <http://www.stockbridgemarket.com>

The Pantry - <https://www.thepantryedinburgh.co.uk>

Glenogle Swimming Baths -  
<https://www.edinburghleisure.co.uk/venues/glenogle-swim-centre>

Inverleith Park - <http://www.friendsofinverleithpark.co.uk>

Edinburgh Accies - <https://www.edinburghaccies.com>

Cheesemonger - <https://mellischeese.net>

Scran & Scallie - <https://scranandscallie.com>

Edinburgh Academy -  
<https://www.edinburghacademy.org.uk>

St James Quarter - <https://stjamesquarter.com>

Edinburgh Trams - <https://edinburghtrams.com>

Water of Leith - <https://www.waterofleith.org.uk>

Edinburgh Cycle Routes -  
<https://www.edinburgh.gov.uk/cycling-walking/explore-quietroutes/1>

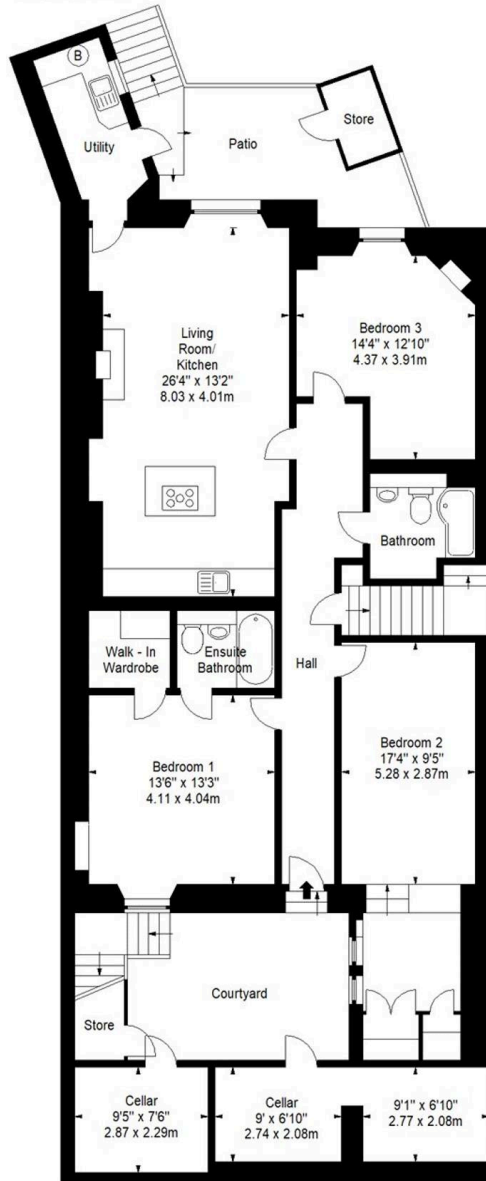
Palmerston Place,  
Edinburgh,  
Midlothian, EH12 5AF



Approx. Gross Internal Area  
1426 Sq Ft - 132.48 Sq M  
Cellars

Approx. Gross Internal Area  
206 Sq Ft - 19.14 Sq M  
Stores

Approx. Gross Internal Area  
41 Sq Ft - 3.81 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Lower Ground Floor



#### **Compliance**

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

#### **Misrepresentations**

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

#### **Important Notice**

Paton & Co, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Paton & Co have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice. 3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn. 4. The property is sold subject to and with the benefit of all servitude rights, burdens, reservations, and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above. 5. These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law. 6. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 7. Paton & Co Estate Agents LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let, or withdrawn.



# Paton & Co

Paton & Co LLP, Conduit House - TD15 1TB

01289542400 • [enquiries@patonandco.com](mailto:enquiries@patonandco.com) • [www.patonandco.com/](http://www.patonandco.com/)

