



**1 3fl Panmure Place**  
**Tollcross, Edinburgh, EH3 9HP**

CALL US ON 0131 447 4747

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For price and viewing information please visit [residential.gillespiemacandrew.co.uk](http://residential.gillespiemacandrew.co.uk) or call 0131 447 4747

- Shared secured entry.
- Reception hall with storage & plumbing for washing machine.
- Attractive open plan living room/kitchen with appliances.
- Feature fireplace.
- Two double bedrooms.
- Cloakroom/WC.
- Separate shower room.
- Original features.
- Partial views to Edinburgh Castle.
- Access to floored attic via Ramsay ladder.
- Communal garden.
- Permit & metered parking.



## GENERAL DESCRIPTION

A well-presented third floor flat part of a traditional tenement in the vibrant Tollcross district of the city within walking distance of Edinburgh City Centre and a wide range of local amenities. The property would make an ideal purchase for a first-time buyer/young couple or perhaps for letting purposes

COUNCIL TAX BAND:  
TRAIN STATION:  
AIRPORT:  
BUSES:

B.  
APPROXIMATELY 800 METRES TO HAYMARKET TRAIN STATION.  
APPROXIMATELY 8.6 MILES TO EDINBURGH AIRPORT.  
WITHIN 100 METRES.

## LOCATION

The Tollcross district is within walking distance of the City's West End, Princes Street and the historic Old Town. It is well-placed for excellent shopping and local amenities, fitness centres and the banking district. The property location is also convenient for The University of Edinburgh, Edinburgh Napier and Edinburgh College of Art. Recreational facilities in the immediate locale include: The Lyceum Theatre, the Usher Hall, the Kings Theatre, a range of cinemas and a wide selection of excellent restaurants and coffee bars. Nearby, are the open spaces of the Meadows, Bruntsfield Links and Princess Street Gardens. Frequent public transport services enable travel to all parts of the city including Edinburgh International Airport.

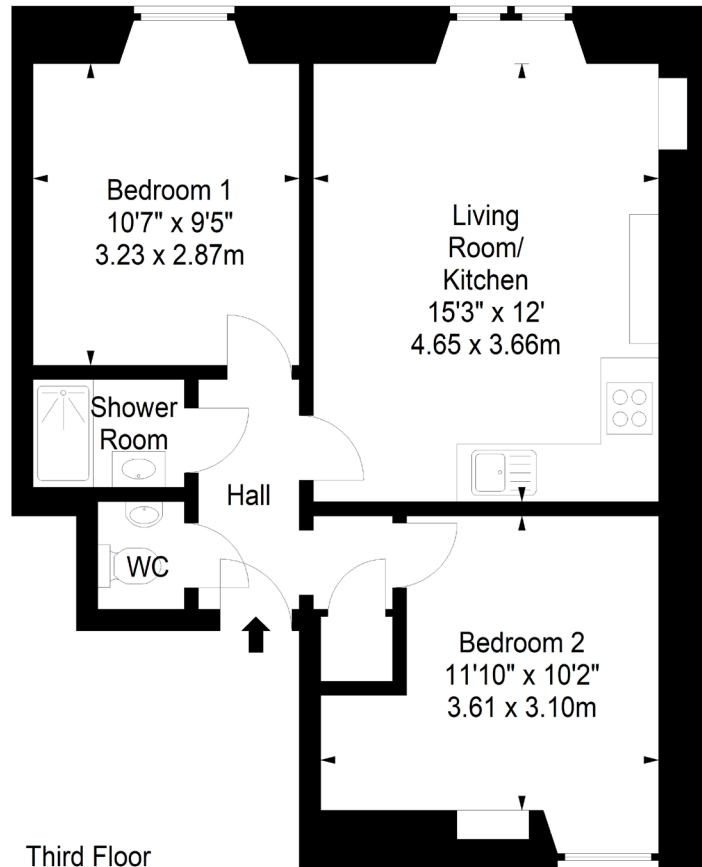
**EXTRAS: ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD AND FREESTANDING FRIDGE/FREEZER.**



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Edinburgh, EH3 9HP**



Approx. Gross Internal Area  
510 Sq Ft - 47.38 Sq M  
For identification only. Not to scale.  
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**ENERGY PERFORMANCE  
CERTIFICATE RATING E**

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**WEBSITE: RESIDENTIAL.GILLESPIEMACANDREW.CO.UK**

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.