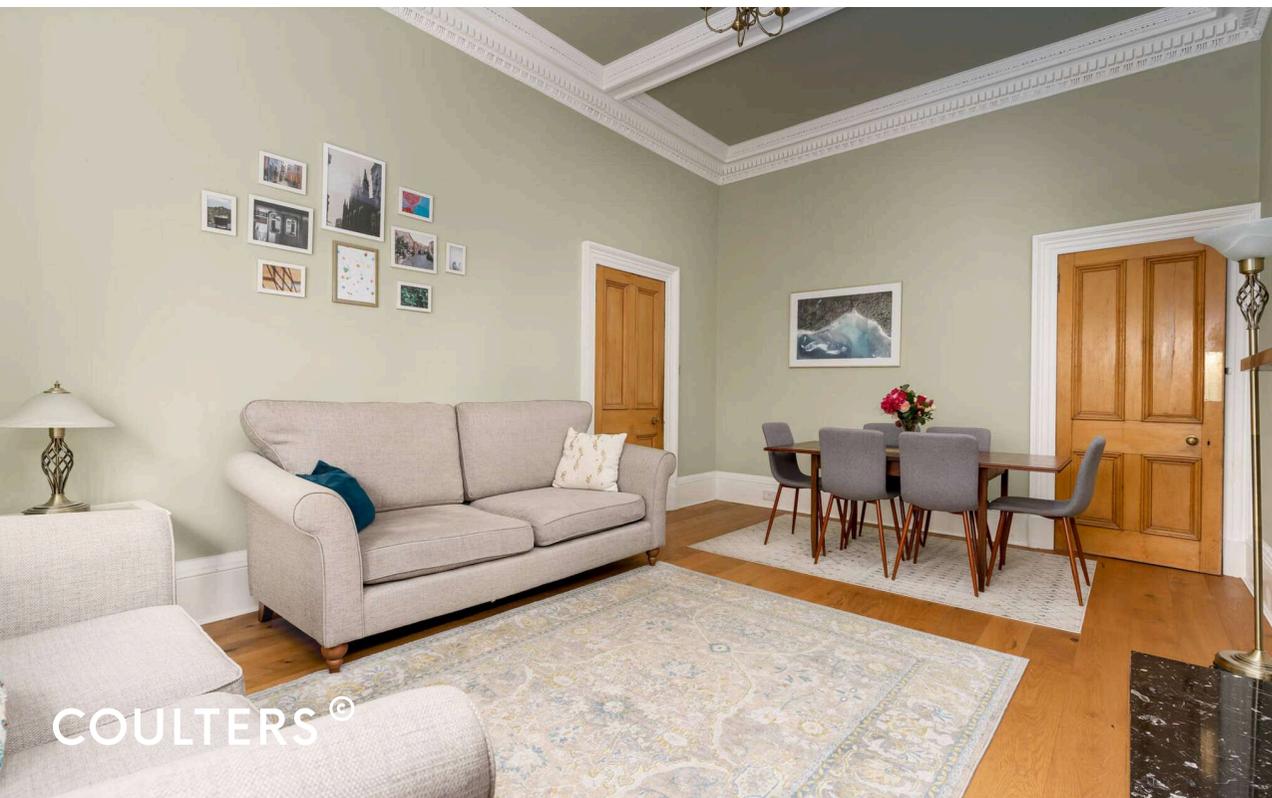


COULTERS[®]

35 PANMURE PLACE

LAURISTON, EDINBURGH, EH3 9HP

 2 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

35 Panmure Place is a beautifully presented, generously proportioned main door flat, forming part of a traditional tenement building, situated in the popular residential area of Lauriston, less than a minute's walk from the wonderful green open spaces of The Meadows. The property has been lovingly enhanced by the current owners, embracing delightful period features such as cornice work and impressive mantelpieces to create an engaging home. The home benefits from both a private front garden & has direct access to the delightful south facing shared garden.

KEY FEATURES



Attractive, well proportioned main door flat with charming period features.



Two generous double bedrooms and a boxroom/ study with a raised platform bed.



Private front garden and direct access to the south facing rear communal garden.



On-street residents parking.



Less than a minute's walk from green open spaces of The Meadows.



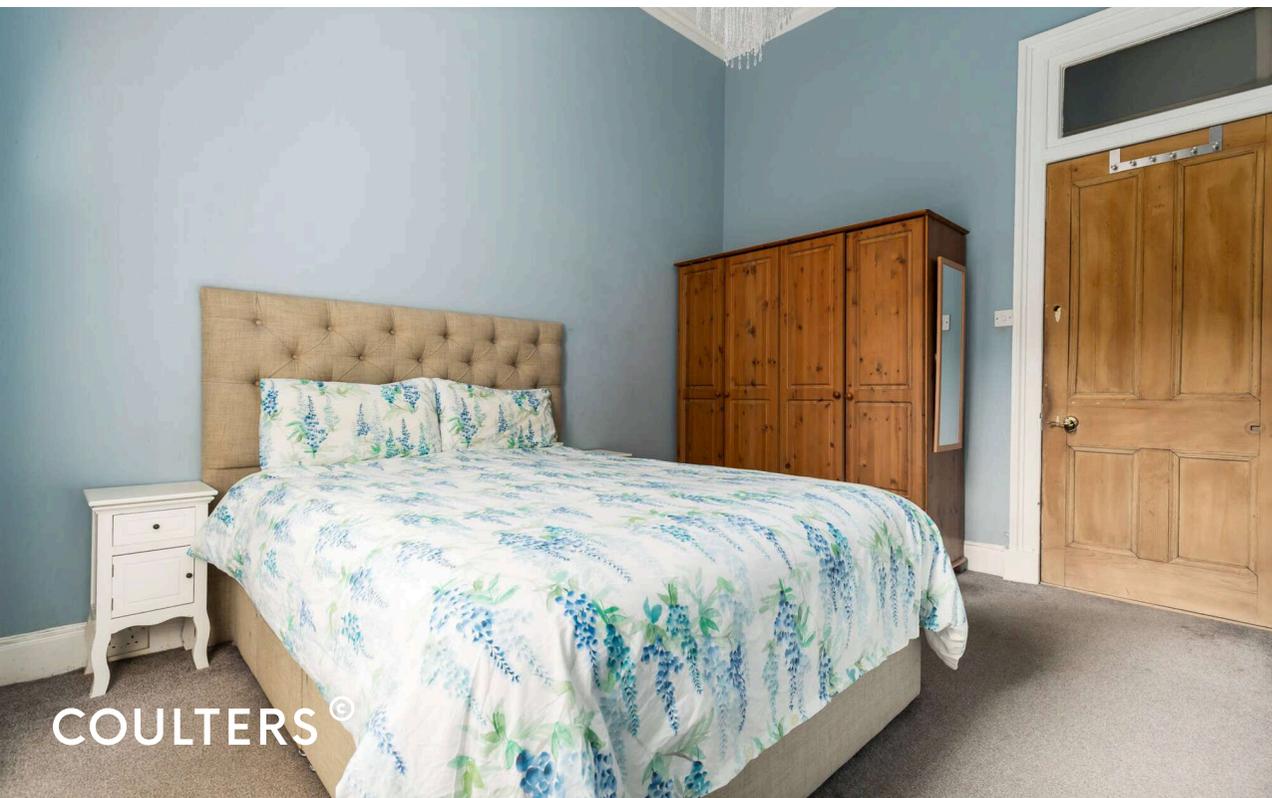
Independent retailers and cafes nearby.



The front door opens on to a handy entrance vestibule (with terrazzo tiling), which in turn leads onto a welcoming hall with beautiful wood flooring. The gorgeous wood flooring is continued into the double fronted sitting room, with an impressive marble mantelpiece forming a delightful focal point in the room.

There is a solid, well-equipped kitchen / dining room with wall and base mounted cabinetry and a contrasting worktop. The integrated appliances comprise; dual fuel range cooker, extractor hood, fridge/freezer, dishwasher, microwave and washer drier. A double glazed glass door provides direct access to the south facing patio area with an additional window overhead which brings in additional light.





CONTINUED...

The principal bedroom is also to the rear, with views towards the garden, whilst the second double bedroom is situated to the front. Internally there is a boxroom with a raised platform bed over head and is currently used as a study. There is plenty of storage space in the form of four good sized cupboards. The sleek grey bathroom (with bath, shower over, WC, wash hand basin and heated towel rail) completes the internal accommodation.

Heating and hot water is provided by gas central heating and the home is double glazed.

The path to the front door is flanked by raised beds in the front garden, whilst the lovely south facing shared garden to the rear is mainly laid to lawn. Permit and metered parking is available on the street outside.

EXTRAS

The home was once owned by the artist James Elliot Shearer (1858 - 1940) who was known for his landscapes and flower paintings. Three etchings by the painter are mounted on the mantelpiece and will be included in the sale.

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price. Some additional items of furniture are available by separate negotiation.







THE LOCAL AREA

Lauriston is a central district of Edinburgh which borders the beautiful open space of the Meadows. Just a short stroll away is Edinburgh's historic Old Town, whilst further local cultural and recreational venues are located along Lothian Road and within Fountainbridge, home to Fountain Park's entertainment hub and the basin of the scenic Union Canal. Outdoor recreation is well-catered for with tennis courts, running clubs and pitch and putt available on the Meadows and Bruntsfield Links, whilst several gyms and the Victorian baths at Warrender Swim Centre provide superb indoor sports facilities.

This cosmopolitan area is close to an excellent selection of independent shops, supermarkets, cafés, bars and eateries, as well as an arts cinema and theatre.

Well-regarded state schooling options and easy access to many of the capital's prestigious independent schools is also on offer. Higher education institutions situated close-by include Edinburgh College of Art and Edinburgh University's main campus.

In addition to fantastic bus links, Lauriston is well-placed for straight forward access to the City Bypass and, also, lies within easy reach of Haymarket train station providing services across Scotland and the UK.



Panmure Place,
Edinburgh,
Midlothian, EH3 9HP



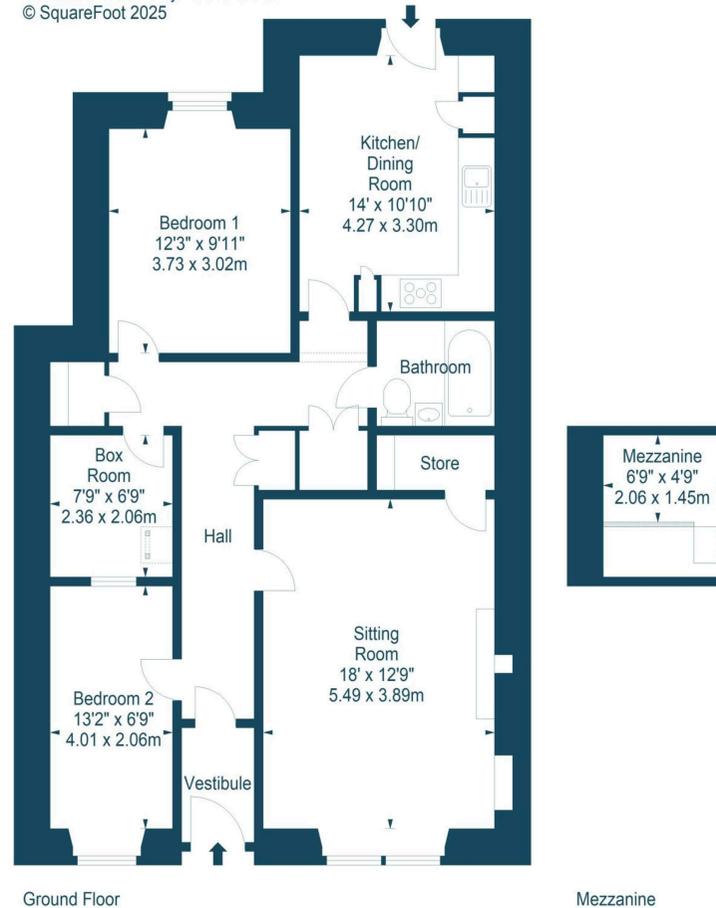
Approx. Gross Internal Area
971 Sq Ft - 90.21 Sq M

Mezzanine

Approx. Gross Internal Area
33 Sq Ft - 3.07 Sq M

For identification only. Not to scale.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.