

LAURISTON

25/7 PANMURE PLACE
EH3 9HP

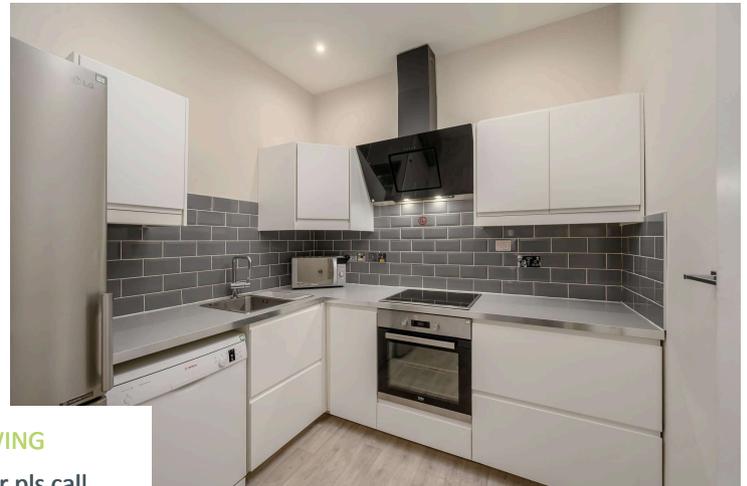


EPC RATING: C

OFFERS OVER £400,000

PROPERTY DESCRIPTION

- Hallway with handy storage cupboard
- Large bay windowed sitting/dining room with feature fireplace, Edinburgh press, cornicing and stripped wood flooring
- Modern white fitted kitchen, handleless units & modern appliances with a sky light
- Three sizeable double bedrooms
- Contemporary shower room has large walk-in shower, vanity sink unit & wc with electric underfloor heating & natural light from a sun pipe
- Gas central heating from condensing combi boiler located within the roof void
- Upvc framed double glazed windows
- Direct access to a floored attic with lighting currently used for storage
- Communal lawned rear garden
- Residents' permit parking in the street
- 3 year HMO Licence, generating annual rent of over £34,000

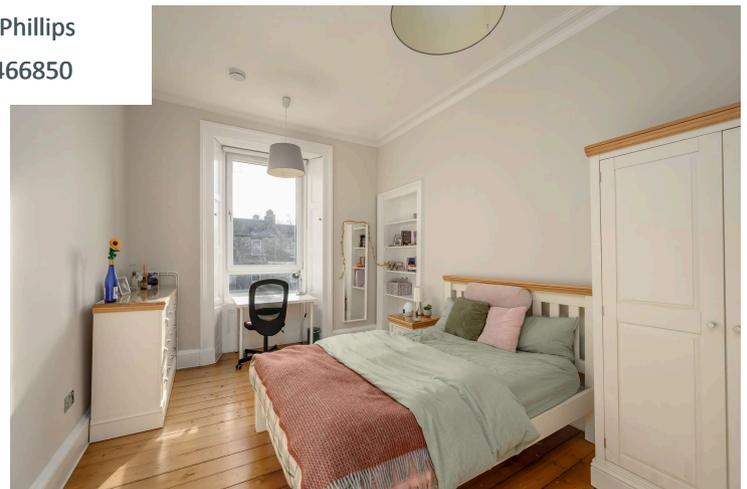


VIEWING

Sun 2-4 or pls call

Jardine Phillips

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BRIGHT & SUNNY THREE DOUBLE BED HMO THIRD FLOOR FLAT IN CENTRAL EDINBURGH LOCATION

This beautifully updated tenement flat has been very well maintained and provides a spacious property for sharers, young professionals, investors or a family, being in the catchment for excellent schools. The accommodation comprises a large sitting/dining room with a wealth of period features, contemporary kitchen with modern appliances, three double bedrooms and a stylish shower room. There is also direct access to a private loft space which has the potential for conversion (subject to the usual consents), a well-maintained communal rear garden and residents' permit parking in the street. Situated minutes from the wide-open spaces of Bruntsfield Links & the Meadows, a short walk from both Edinburgh & Napier Universities and the financial district, with a wide range of shops, buses and amenities on your doorstep.

AREA

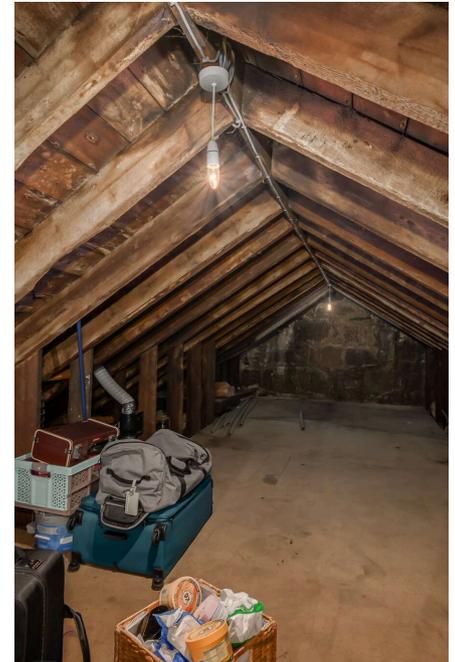
Located on the south side of the city, just a short walk from the West End & Princes Street, Panmure Place is walking distance from the many amenities available in neighbouring Tollcross, Bruntsfield, Marchmont & Newington, with their wonderful selection of independent shops, supermarkets, cafes, restaurants & 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 blinds/curtains, light fittings, electric hob, oven, cooker hood, dishwasher, freestanding fridge freezer, washing machine and tumble dryer are included in the sale. Furniture is available via separate negotiation.

HOME REPORT VALUATION

£410,000



Sitting/dining room	16'5 x 13' (5.00 x 3.96m)
Kitchen	8'2 x 8'1 (2.49 x 2.46m)
Bedroom 1	14'7 x 11'5 (4.44 x 3.48m)
Bedroom 2	15'1 x 10'6 (4.60 x 3.20m)
Bedroom 3	11'2 x 9'2 (3.40 x 2.79m)
Loft	32'9 x 11'8 (9.98 x 3.56m)

Panmure Place,
Edinburgh,
Midlothian, EH3 9HP


Approx. Gross Internal Area
931 Sq Ft - 86.49 Sq M
Loft
Approx. Gross Internal Area
303 Sq Ft - 28.15 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.