



16/1 Panmure Place, Lauriston,
Edinburgh, EH3 9JJ

espc

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Arbuthnott
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A most attractive ground floor flat with well-proportioned, generously sized rooms throughout. It occupies a superb location close to the Meadows and is walking distance from central Edinburgh and the financial district. It is close to excellent amenities and forms part of a sought after well-established residential area. It has been well maintained and has natural wood doors, wooden panelled window surrounds, some working shutters, original features and fixtures. The sitting room has a large recessed window to the front overlooking the private front garden. The room is light filled and has an attractive polished slate fireplace. The breakfasting kitchen has a pleasant outlook over gardens to the rear and is fitted with quality units, toning worktops and tiled splash backs. The bathroom is a generous size and has a well-chosen suite complemented by attractive wall and floor covering. There are two bedrooms and in addition a box room, off the lounge, ideal for flexible use including home office. To the front is an easily maintained pebbled garden and there is a communal garden to rear. The property is close to excellent local amenities and there are quick links to both the City Centre, road networks and the airport.

- ◆ Hall
- ◆ Sitting room
- ◆ Breakfasting kitchen
- ◆ Two bedrooms
- ◆ Box room
- ◆ Bathroom (white suite and electric shower)
- ◆ Sash/case double glazing and gas central heating
- ◆ Excellent storage
- ◆ Private and communal garden
- ◆ Permit zone and pay and display parking

EXTRAS

All fitted carpets, floor coverings, curtains, blinds, light fittings, integrated oven, hob and cooker hood (no warranties given).

VIEWING

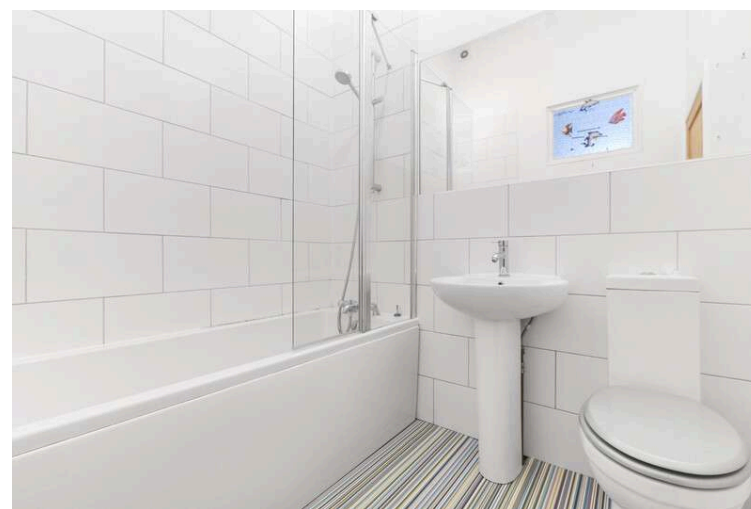
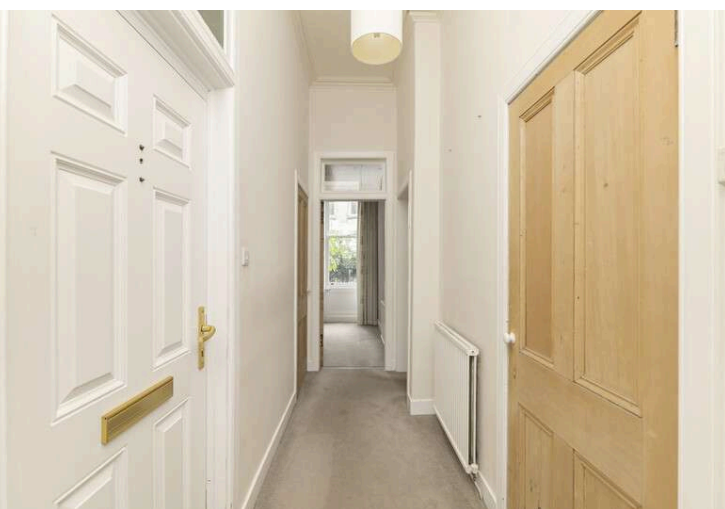
By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

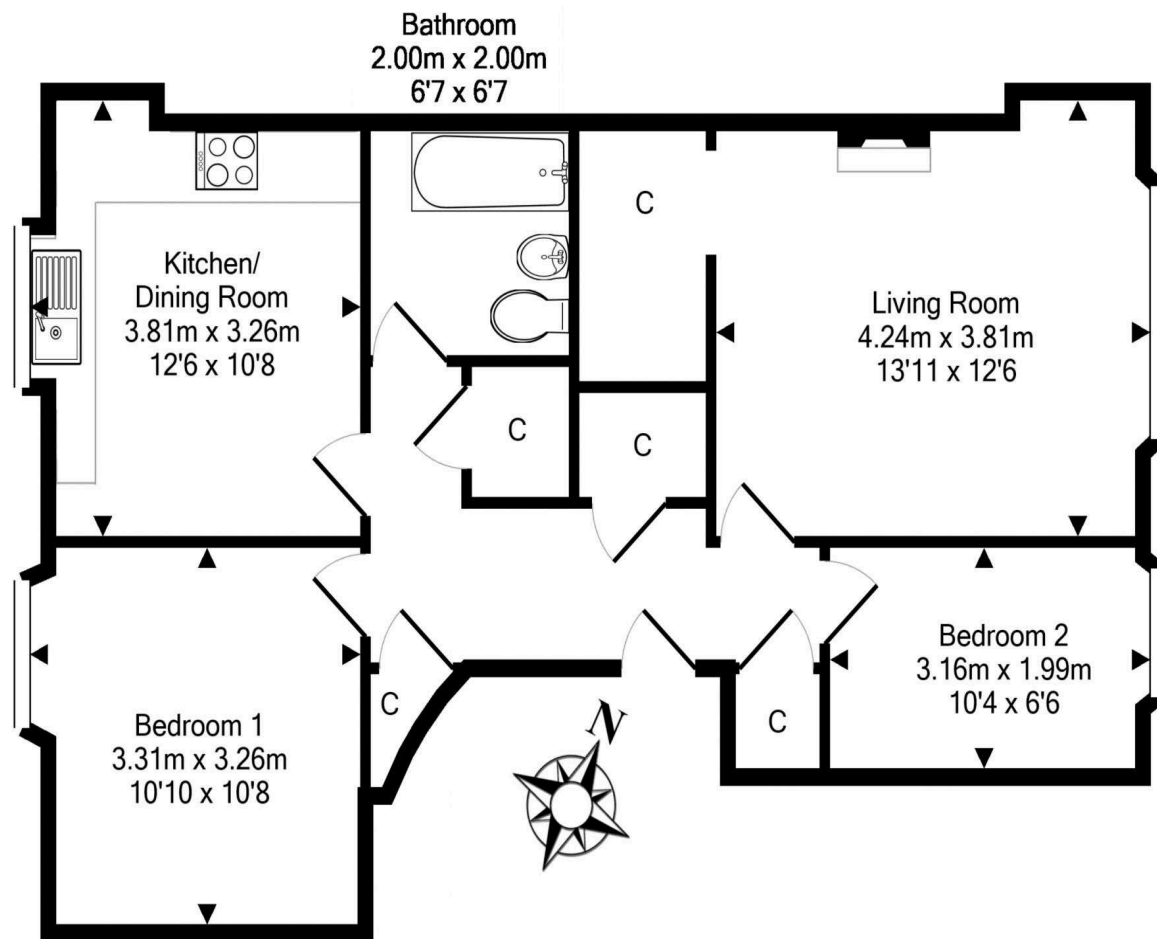
COUNCIL TAX BAND - D

EPC RATING – D

HOME REPORT VALUATION - £285,000







For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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