



Solicitors & Estate Agents










Offers Over

£245,000

10/8 Panmure Place

Tollcross | Edinburgh | EH3 9JJ

Neilsons are delighted to offer on to the market this beautifully presented third/top floor flat which forms part of a handsome period terrace, located a stone's throw from the beautiful open spaces of The Meadows, in the capital's vibrant Tollcross area. The property would undoubtedly appeal to first time buyers, professionals and investors.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
- Box Room
-  Zoned Parking
-  Communal Garden
-  EPC Rating – D
-  Council Tax Band – C



Description

The internal accommodation briefly comprises: welcoming entrance hallway with storage and original wooden floors running through most rooms, bright and spacious reception/dining room, fitted modern kitchen with a range of base and wall mounted units and appliances, useful box room with mezzanine bed creating the perfect home office, twin windowed principal bedroom with beautiful cornicing and walk in wardrobe, and bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, integrated fridge/freezer, and integrated washing machine. Most items of furniture can be made available through separate negotiation.

Gardens & Parking

There is a well maintained communal garden located to the rear of the building and ample meter/permit parking to the front and surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.



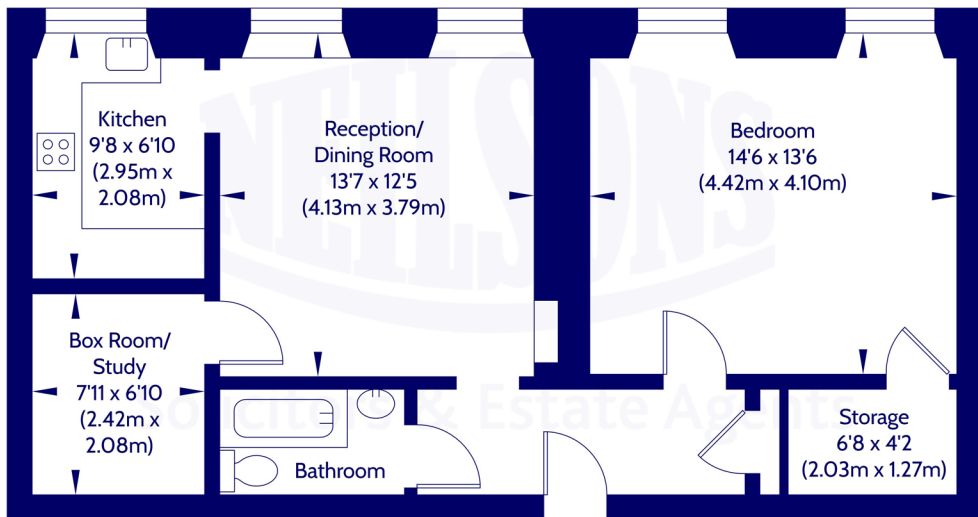


Location

Tollcross offers a superb location for city centre living within easy walking distance of Princes Street and the West End. A superb choice of amenities including shops, cafes, bars and restaurants, a choice of cinemas and the landmark King's Theatre are all available in the neighbourhood. Edinburgh & Napier Universities and Edinburgh College of Art are all within easy walking distance, along with the wide green spaces of The Meadows and Bruntsfield Links. Neighbouring Bruntsfield offers further well-regarded cafes and restaurants along with an excellent selection of shops and boutiques. Regular bus services provide swift and easy access around the city and beyond.



Approx. Gross Internal Floor Area 58.4 Sq M / 629 Sq Ft.



Third Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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