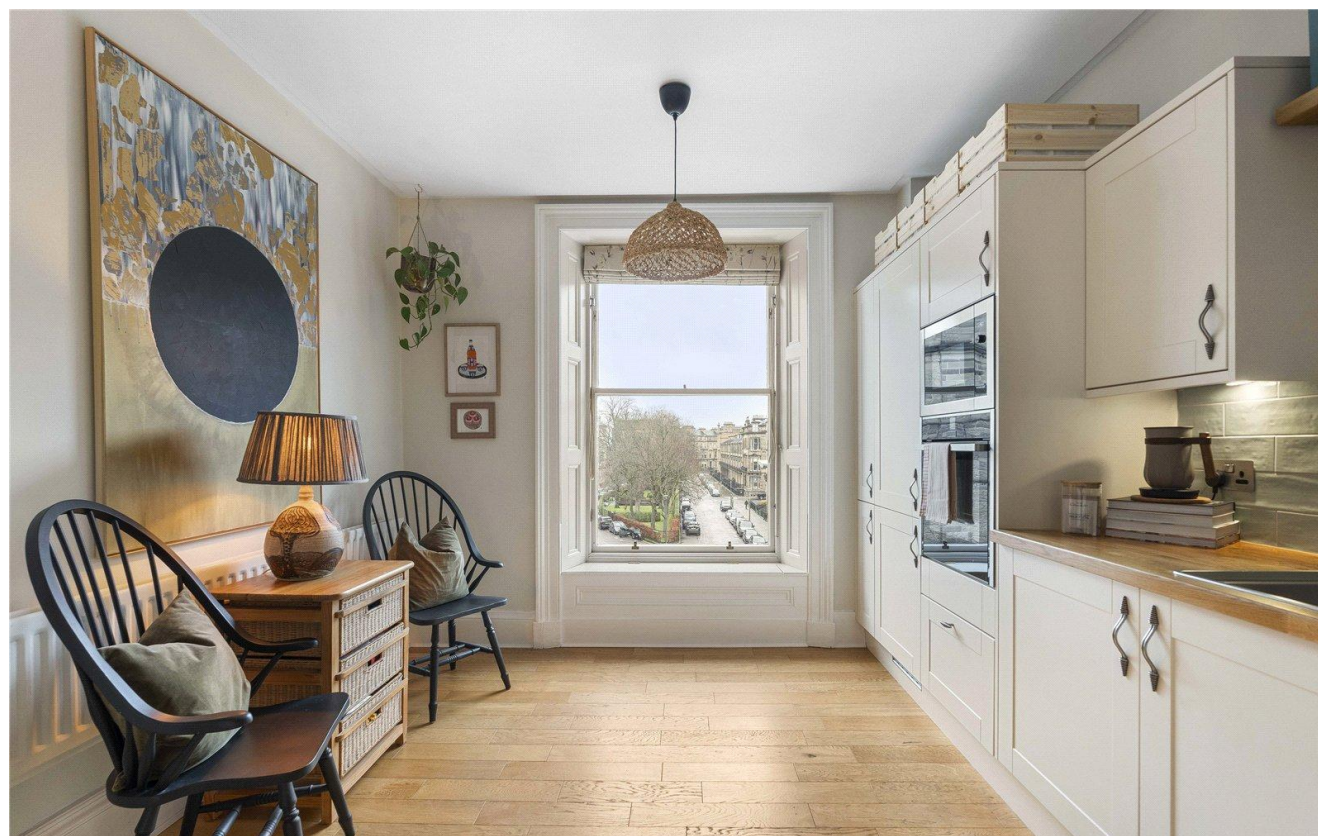




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**60/3 Palmerston Place, West End,
Edinburgh, EH12 5AY**

Unexpectedly back on the market.

As featured in ESPC's Dream Home feature in August 2026, this beautiful and generously proportioned top-floor apartment forms part of an impressive Victorian terrace, quietly positioned in the highly sought-after West End of Edinburgh.

The apartment has been extensively restored and refurbished over the past five years and is presented in excellent condition throughout, offering an elegant blend of period character and contemporary style. Further works have included the renovation of the communal hallway, enhancing the overall presentation of the building.

The accommodation comprises a welcoming and bright entrance hallway complete with skylight, two well-proportioned double bedrooms, and an inviting living room featuring a large bay window and an attractive fireplace with coal-effect gas fire. There is a stylish modern kitchen-dining space fitted with a range of integrated appliances, with the addition of a freestanding washing machine, along with a well-appointed bathroom complete with both bath and separate shower, and two skylights.

The property also benefits from a large attic space, owned by the flat and accessed from the hallway, offering excellent storage and future potential to extend.

Further benefits include gas central heating, superb open views across Edinburgh's West End, and access to the well-maintained shared gardens on Douglas Crescent.

Location

Palmerston Place is in the heart of Edinburgh's prestigious West End, an excellent location, very close to the City Centre. The City Centre has many of the capital's finest shops and restaurants, as well as its commercial and retail core in George Street, Princes Street and St James Quarter. The ever-popular neighbourhood of Stockbridge is only a short walk away too, offering a superb choice of speciality shops, food stores, fashionable bars, quaint coffee shops, delis and boutiques.

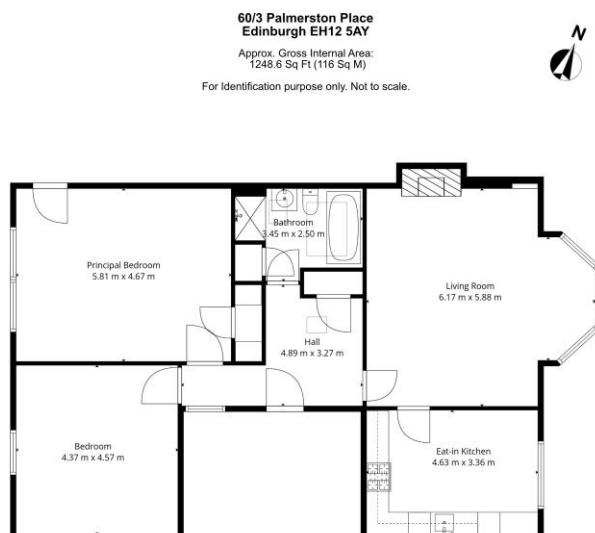
There is easy access to the Water of Leith Walkway and cycle path, whilst the open spaces of the Royal Botanic Gardens and Inverleith Park are also within walking distance. Haymarket rail station and tram stop is close by and regular public transport provides swift access in and around the city. By car, main roads connect quickly to the city bypass, Edinburgh International Airport, the Queensferry Crossing and central motorway network.

Fixtures and Fittings

Kitchen appliances - integrated gas hob, extractor hood, electric oven, microwave, freestanding dishwasher and washing machine - are included in the sale along with all fixtures and fittings.

Viewing Details

By appointment contact Simpson & Marwick.



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