



16/3, Panmure Place, Edinburgh, , EH3 9JJ

Light and Tastefully Presented, Two-Bedroom, First-Floor Flat

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Property Description

Light and tastefully presented, two-bedroom, first-floor flat, forming part of a traditional stone-built tenement. Superbly located in the vibrant Tollcross area of Edinburgh's city centre, moments from the open spaces of the iconic Meadows parklands.

Comprises an entrance hallway, living room, dining/kitchen, two flexible bedrooms, a shower room, a WC and two walk-in stores including one with utility connections.

Significantly upgraded with a high-end integrated kitchen and luxury bathrooms, and is well-placed for the University and business districts. In addition, there is extensive quality engineered wood flooring, contemporary lighting, double glazing, working window shutters, and gas central heating.

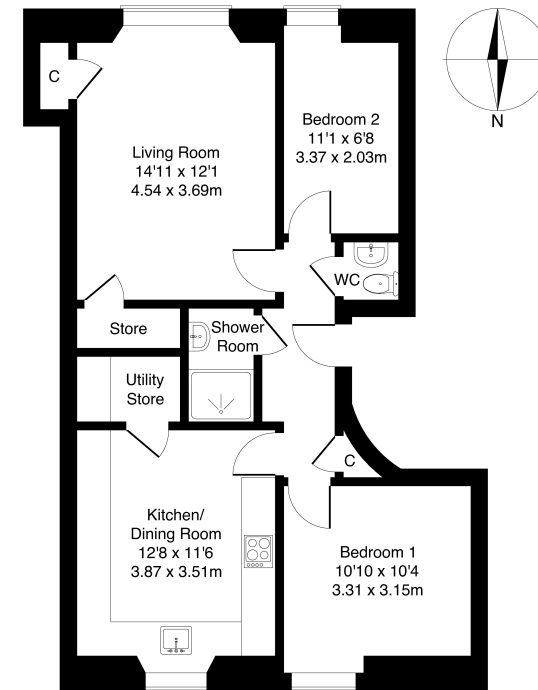
There is a secure entry system, a shared garden to the rear, and zoned on-street parking to the front and surrounding streets.

An entrance welcomes you into the property and leads through to the living room, which is finished in light and neutral décor throughout and benefits from large windows allowing plenty of natural light to fill the space. The living room also benefits from a built-in cupboard, ideal for additional storage. Opposite the living room is a convenient WC. The kitchen is finished with tiled flooring and quartz worktops with matching upstands, along with an integrated oven and induction hob with canopy above, washing machine, dishwasher, microwave and fridge/freezer.

Just off the kitchen, there is useful utility storage for added convenience. Bedrooms one and two are both finished with matching contemporary flooring from the hallway and are decorated in light and neutral tones. Completing the property is the shower room, which features a shower cubicle and ladder-style radiator.



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Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Tollcross is a vibrant area centred around a major road junction south of Edinburgh city centre, conveniently close to the green spaces of Bruntsfield Links and The Meadows. It offers easy access to key locations such as Haymarket Station, the Grassmarket, the Royal Mile, Edinburgh Quay, The Exchange, and the Union Canal. The area boasts a rich cultural scene with concert halls and theatres including Usher Hall, King's Theatre, and Church Hill Theatre. Shopping

opportunities abound on the lively streets of Lothian Road, Home Street, Fountainbridge, Bruntsfield, and Morningside, complemented by a diverse selection of restaurants, bars, bistros, and cafés. Nearby Fountain Park leisure complex provides entertainment options such as a multi-screen cinema, bowling alley, Nuffield Health Fitness & Wellbeing Gym, and numerous dining venues.





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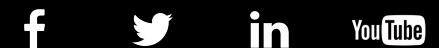
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