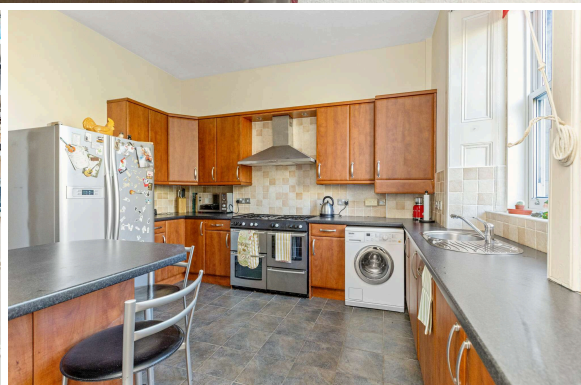




10/4 Panmure Place
WEST END | EDINBURGH | EH3 9JJ


warners
solicitors & estate agents



10/4 Panmure Place

WEST END | EDINBURGH | EH3 9JJ

Situated on Panmure Place in the popular Tollcross area of Edinburgh, this two bedroom second floor flat offers well-proportioned accommodation, making it an ideal purchase for first-time buyers, professionals or buy-to-let investors.

Accommodation comprises: entrance hallway, spacious living room with period features, fitted kitchen with ample worktop space and floor and wall mounted units, two well-proportioned bedrooms, bathroom and useful box room.

The living room is a bright and generously sized space, providing ample room for both lounge and occasional dining furniture. The kitchen/dining room offers a practical layout with space for dining, creating a sociable area for everyday living.

There are two bedrooms, with the principal bedroom offering generous proportions and the second bedroom providing a versatile space for guests or additional furniture. Both bedrooms have working shutters. A separate box room provides valuable additional space, suitable for use as a home office, study or storage. The bathroom completes the accommodation.

- Two bedroom second floor flat
- Property accessed via secure entry system
- Communal garden to the rear of the property
- Located in the popular Tollcross area
- Gas central heating.
- UPVC double glazed sash style windows with tilting mechanism to facilitate easy cleaning
- Working shutters to both bedrooms
- Combi boiler installed 2025

Council Tax Band C. Energy Rating C.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Gross internal floor area: Approx 78m² / 840 sq ft.

The ever popular Tollcross area lies a short distance south of the City Centre and is well know for offering an excellent choice of shops and facilities to its residents. Within walking distance of the property you'll find bars, restaurants, theatres and cinemas, with the vast green space of the Meadows and Bruntsfield Links nearby. The Fountain Park leisure and recreational complex is located in neighbouring Fountainbridge and is home to a cinema, gym, ten pin bowling alley and various eateries. Tollcross is a very convenient location for anyone connected to the central Universities or working in the city centre, which can be reached quickly via a superb choice of regular buses.

