



5 Panmure Place

Tollcross | Edinburgh | EH3 9HP

This generously proportioned and charming main door flat with private garden to front, forms part of a handsome traditional tenement in the ever-popular area of Tollcross, just a stone's throw from The Meadows and fantastic amenities, cafés, and excellent transport links right on the doorstep. Internal viewing is highly recommended to be fully appreciated.

-  3 Bedrooms
-  1 Public room
-  1 Shower room
-  Private garden to front
Shared garden to rear
-  Permit/metered parking
-  EPC Band - D
-  Council Tax Band - E



Description

In brief the accommodation comprises; welcoming entrance vestibule and hallway with built-in storage, generously proportioned and bright twin-windowed reception room with gas fireplace and decorative cornice, stylish fitted kitchen/dining room to the rear with doors providing direct access to the communal garden, three well proportioned bedrooms and attractive shower room. The property further benefits from gas central heating, double glazing and working shutters throughout.



Gardens & Parking

To the front of the property lies a private garden together with a well maintained communal garden to the rear. Permit/metered parking can be found to the front and surrounding area.

Extras

All fitted floor coverings and blinds will be included in the sale together with the appliances in the kitchen. Other furniture may be available by separate negotiation.

Viewing

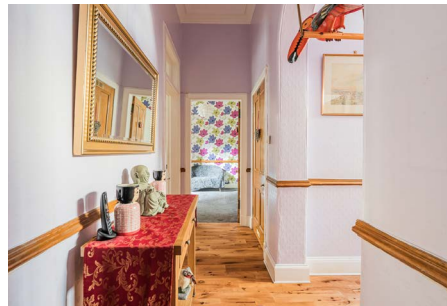
By appointment through Neilsons 0131 625 2222.





Location

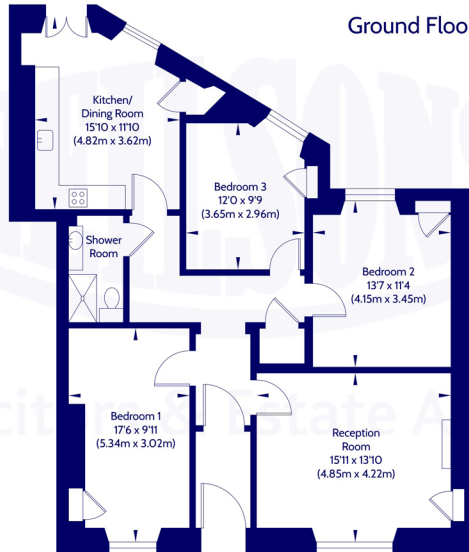
Tollcross is centrally located within Edinburgh, close to the city's main financial districts and several university campuses. The area offers a variety of everyday amenities including shops, banking services and postal facilities. Education is well catered for from nursery through to secondary level, with higher education institutions also within easy reach. A wide selection of leisure options are available nearby, including bars, restaurants, theatres and cinemas, along with the Fountain Park complex. The area benefits from excellent public transport links across the city and to surrounding districts. The Edinburgh City Bypass and main motorway networks are also readily accessible.





Approx. Gross Internal Floor Area 101 Sq M / 1083 Sq Ft.

Ground 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.



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