



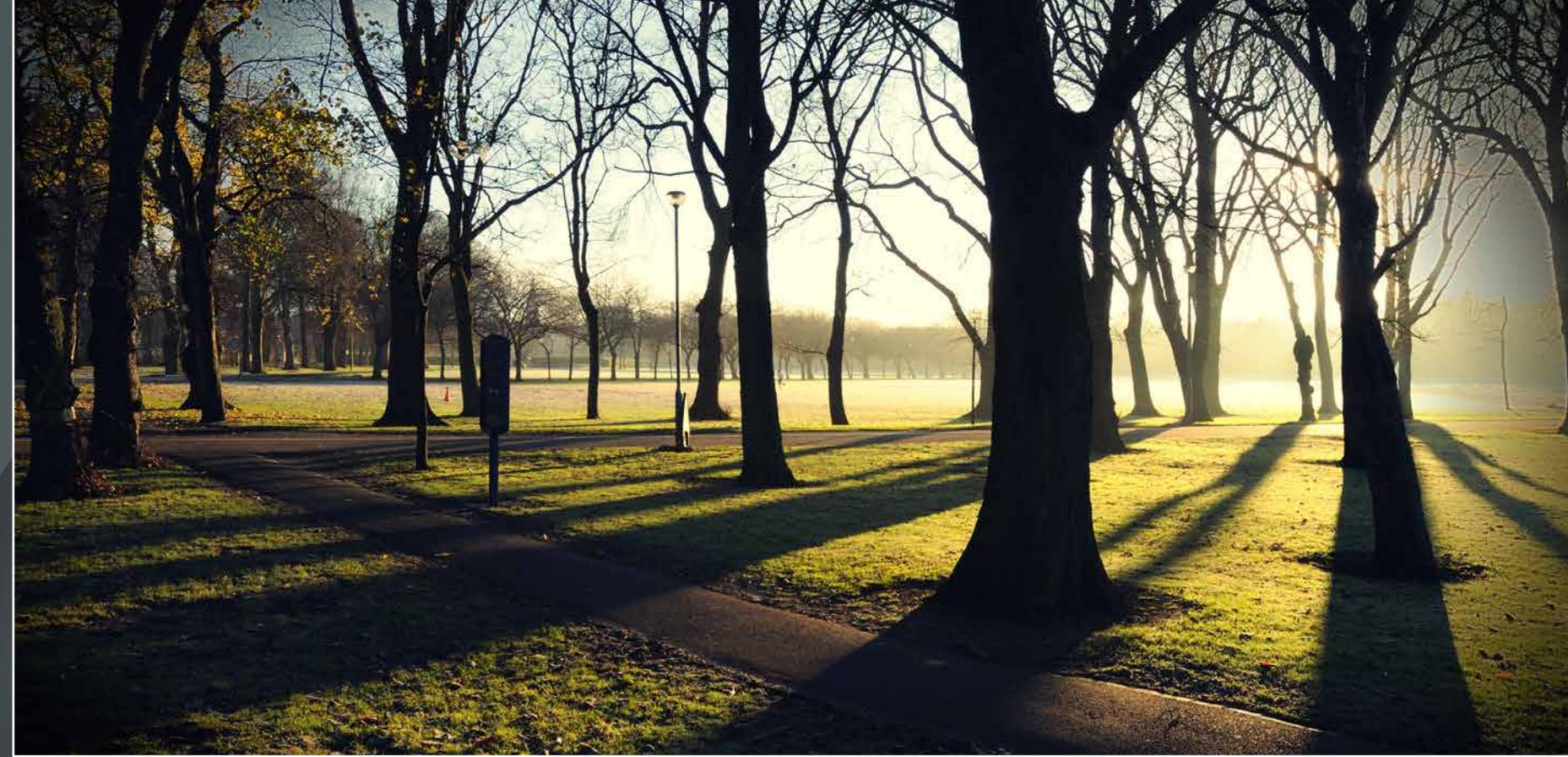
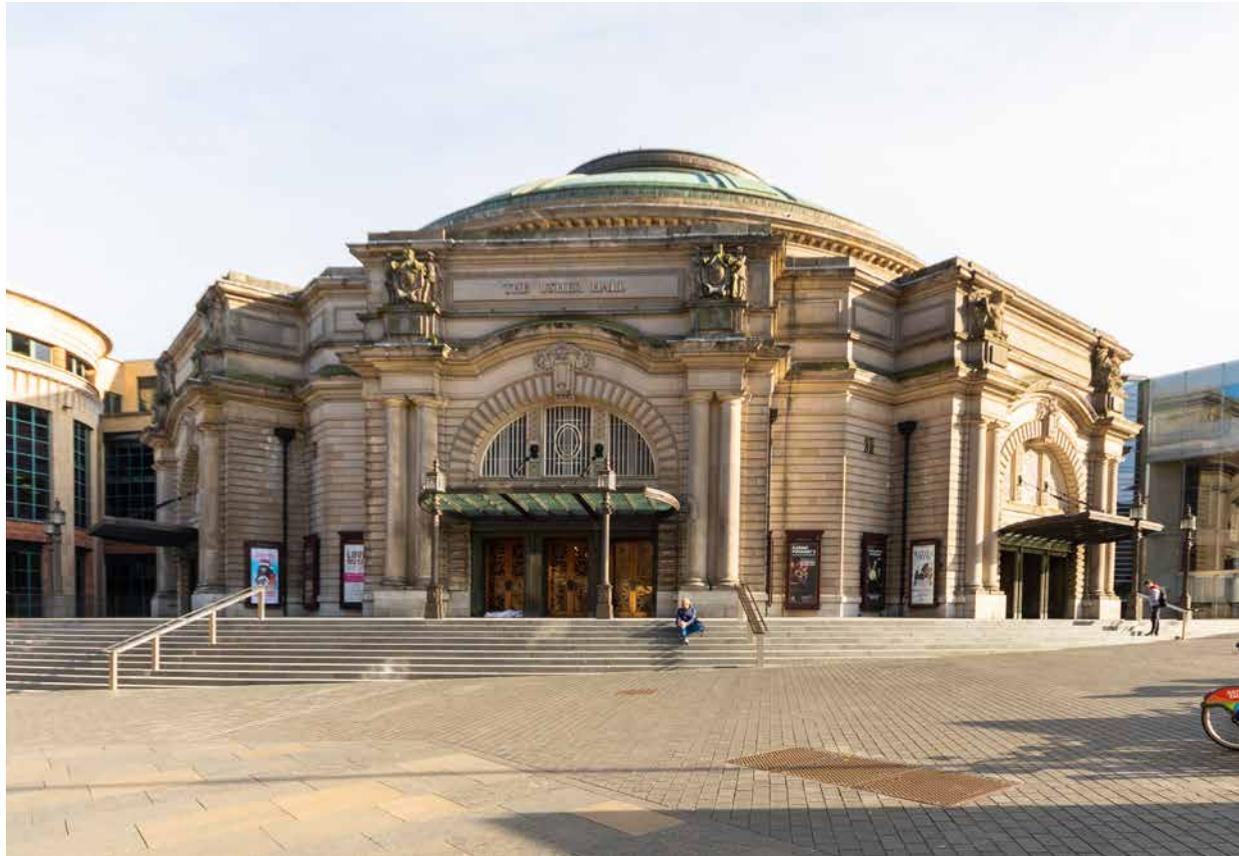

McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

25/4 Panmure Place

TOLLCROSS, EDINBURGH, EH3 9HP

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TOLLCROSS, EDINBURGH



Panmure Place is neatly situated within a thriving central location of the city centre. A few minutes south on foot will appeal as the Meadows and Bruntsfield links provide wide green open spaces perfect for joggers, cyclists and dog walkers alike. There are a wide variety of local shops and supermarkets in the immediate vicinity and provide excellent amenities for everyday living. Edinburgh

Castle and Princes Street can also be reached within a ten-minute walk.

Tollcross is within walking distance to Edinburgh's financial district, with both Waverley and Haymarket railway station less than a mile away for further commuting. An excellent bus service links the neighbourhood to the rest of the city and the new

tram service gives easy access to the west of the capital including the Gyle Centre and Edinburgh Airport. The area offers a great cosmopolitan choice of eating and drinking places and all of the central theatres, cinemas, museums, and gyms are within walking distance. Edinburgh's Universities are easily accessible, as is the Edinburgh College of Art.



McEwan Fraser is delighted to present this spacious flat to the market. The property is in good condition and has been well cared for by the current owner, there are areas of the property that could benefit from cosmetic upgrading. Access is gained via a secure entry phone into a well-maintained communal stairwell. The internal aspect of the property consists of an entrance hall, kitchen/dining

room, a bright and spacious lounge with large windows, two spacious double bedrooms, completing the accommodation is a two-piece modern shower room with a separate WC accessed also from the hallway.

The generous double bedrooms, located to the rear, benefit from ample space for storage. The kitchen provides free-standing appliances and

wall to floor mounted storage cupboards as well as an excellent dining space.

In addition to this, there is a well kept rear garden which is shared between residents. Early viewing is advisable, this location and property may prove to be popular with a variety of buyers.



Approximate Dimensions
(Taken from the widest point)

Lounge	5.00m (16'5") x 3.95m (13')
Kitchen/Diner	4.61m (15'1") x 3.48m (11'5")
Bedroom 1	4.58m (15') x 3.21m (10'6")
Bedroom 2	3.32m (10'11") x 2.81m (9'3")
Shower Room	2.52m (8'3") x 2.46m (8'1")
WC	1.43m (4'8") x 1.12m (3'8")

Gross internal floor area (m²): 86m²
EPC Rating: C



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**Part
Exchange
Available**

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