



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

0131 524 9797

**4/8 Panmure Place**

TOLLROSS, EDINBURGH, EH3 9JJ



## 4/8 Panmure Place

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.

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



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





## 4/8 Panmure Place

McEwan Fraser is delighted to present this south-facing, top floor flat to the market. The property is in excellent condition and has been well cared for by the current owner. Access is gained via a secure entry phone into a well-maintained close.

The internals to the property consists of an entrance hall, kitchen, a bright and spacious lounge with large windows, two double bedrooms, one with en-suite shower room and completing the accommodation a bathroom with separate toilet.

The generous double bedrooms, located to the front, benefits from ample space for storage. The internal kitchen provides integrated appliances and wall to floor mounted

storage cupboards.

The property is bright and inviting with the welcomes a cosy living environment in the cooler months.

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	3.80m (12'6") x 3.80m (12'6")
Kitchen	2.07m (6'9") x 2.06m (6'9")
Bedroom 1	4.20m (13'9") x 3.26m (10'8")
Bedroom 2	3.80m (12'6") x 2.88m (9'5")
Bathroom	2.05m (6'9") x 1.65m (5'5")
En-suite	1.75m (5'9") x 1.47m (4'10")
WC	1.06m (3'6") x 0.90m (2'11")

Gross internal floor area (m<sup>2</sup>): 65m<sup>2</sup> | EPC Rating: E

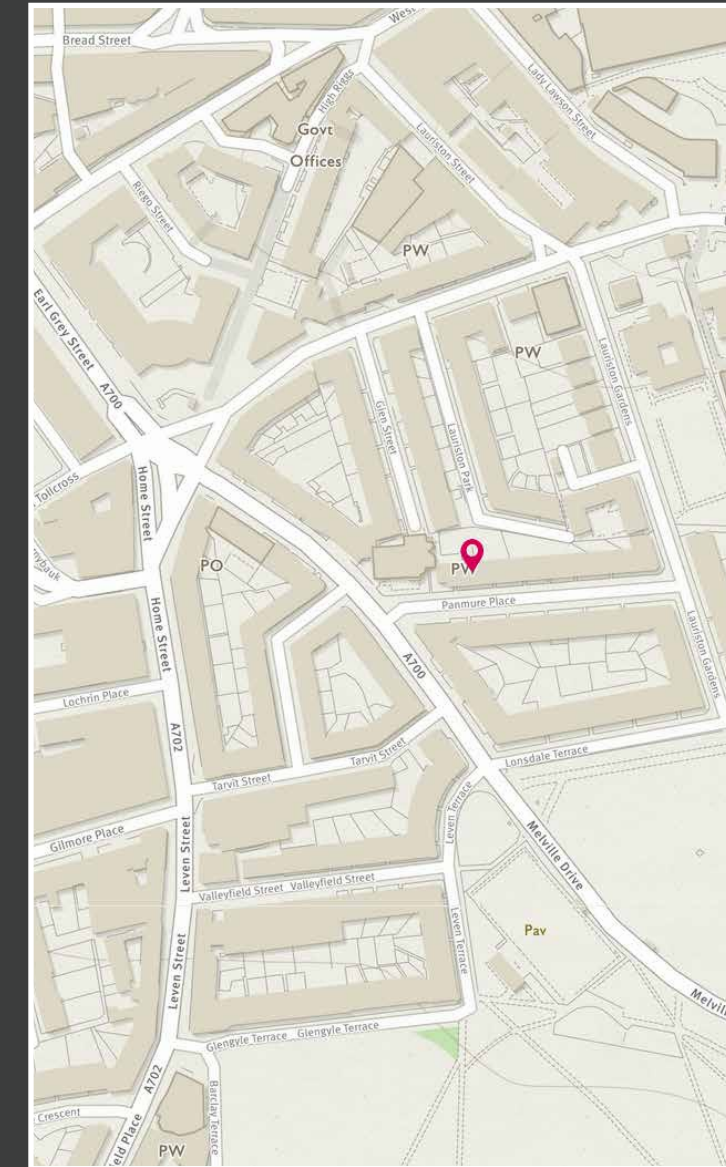
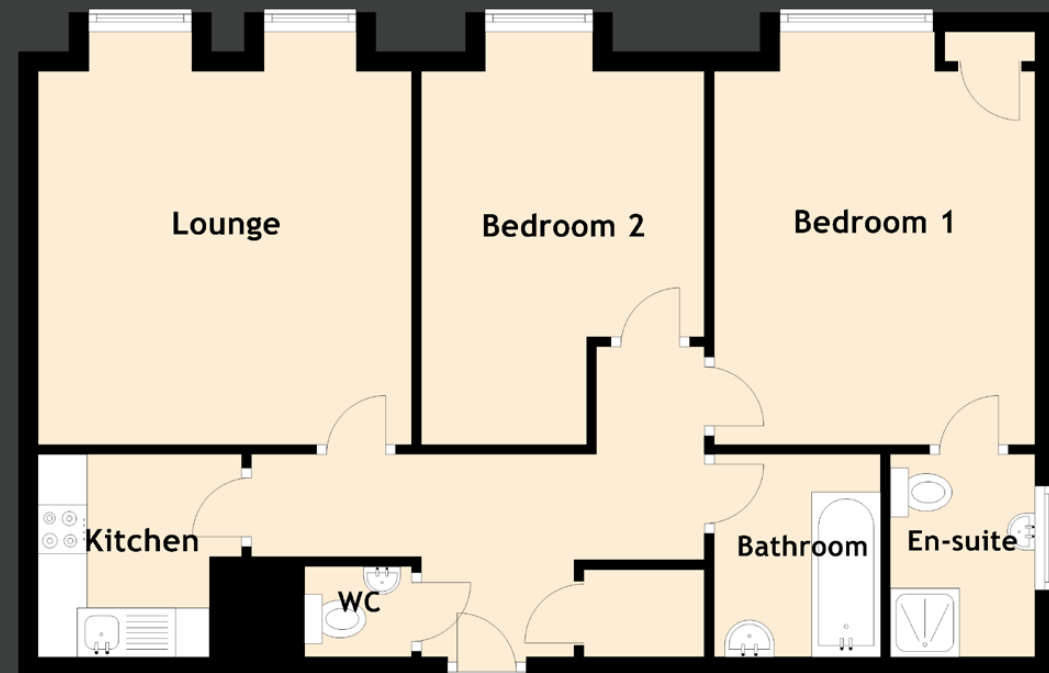
Extras (Included in the sale): All fixtures, fittings, appliances and white goods. Other items may be made at separate negotiation.



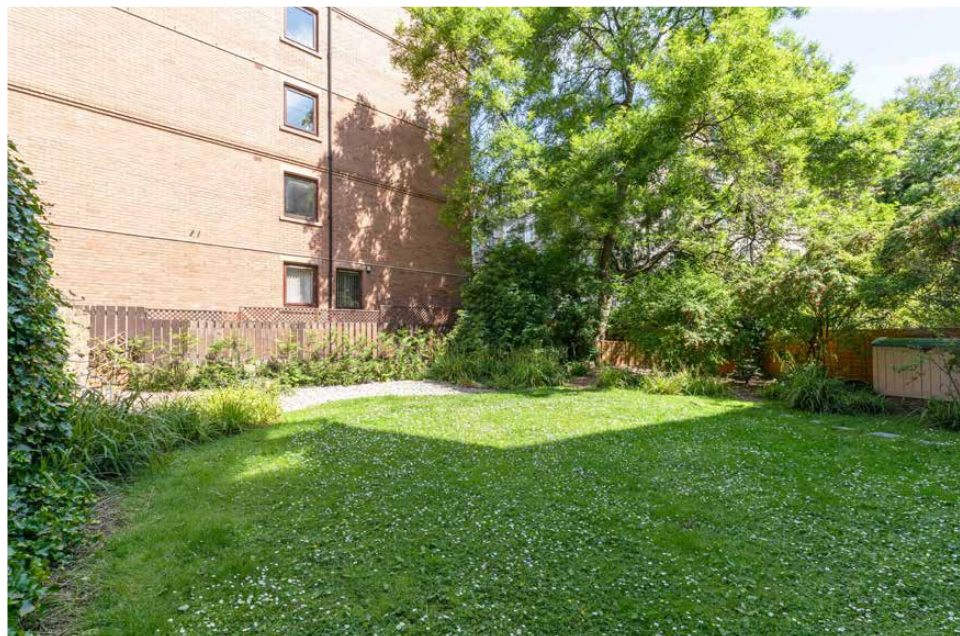
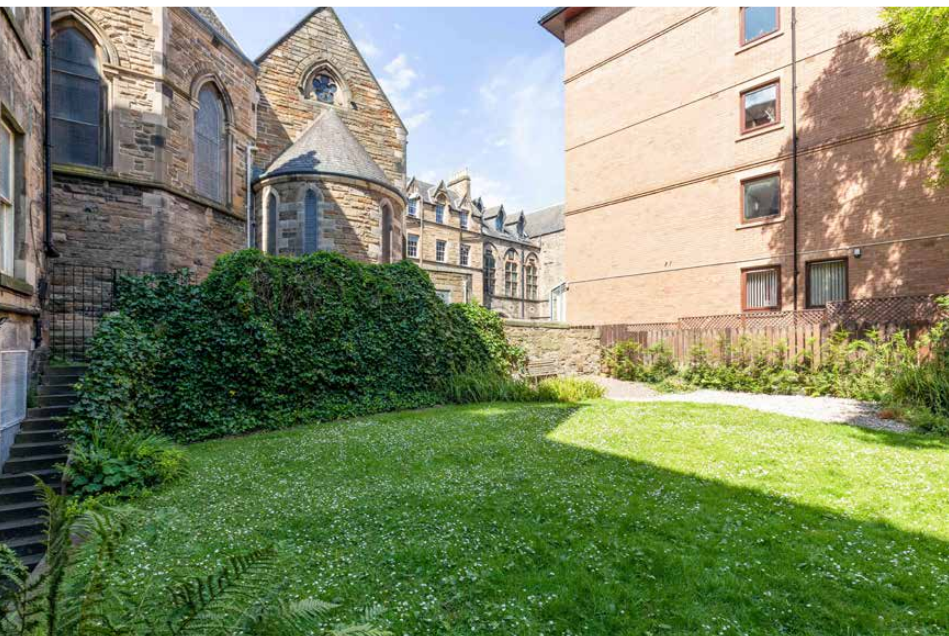
LOCAL AMENITIES



PLACES TO EAT







  
**McEwan Fraser Legal**  
 Solicitors & Estate Agents

Tel. 0131 524 9797  
 www.mcewanfraserlegal.co.uk  
 info@mcewanfraserlegal.co.uk

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Text and description  
**JAY MURRAY-PATEL**  
 Surveyor



Professional photography  
**ROSS MCBRIDE**  
 Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
 Designer