



24 Panmure Place
LAURISTON | EDINBURGH | EH3 9JJ

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solicitors & estate agents



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Charming and rarely available two-bedroom main door apartment, with a private front terrace. Situated in the desirable residential area of Lauriston, close to the Meadows and Tollcross, with a range of fashionable cafes and bars, this stunning home will undoubtedly appeal to young professionals and investors alike. Viewing is a must of this fabulous traditional main door flat which offers a generously proportioned and meticulously maintained interior in true walk-in condition, a wonderful blend of modern fittings and period features including stripped floorboards, timber Sash & Case double glazed windows, ornate cornice work, making for a comfortable, elegant, and charming home. The property comprises: -

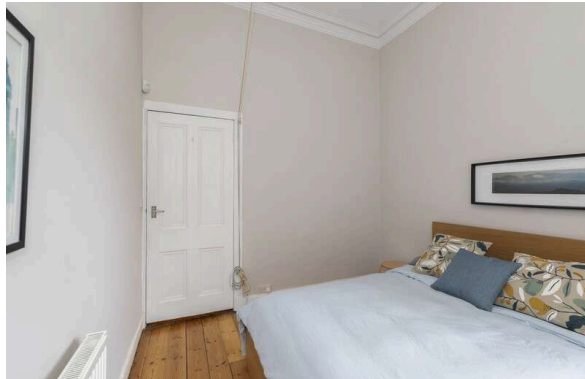
- Traditional Main Door Flat in Lauriston
- Welcoming entrance vestibule and Hallway with handy utility cupboard
- Twin windowed Living Room boasting a feature fireplace with coal burning stove, stripped real wood flooring, ornate cornicing, and Edinburgh Press
- Recently fitted Contemporary well-equipped Kitchen featuring integrated dishwasher, mosaic style flooring and grey tiled splash back
- Two double bedrooms set quietly to rear of the building (both have Pulley air dryers)
- Stylish Modern Shower Room
- Gas central heating
- Timber Sash and Case double glazed windows
- Sunny Private front Terrace
- Communal Rear Garden
- Permit Parking available

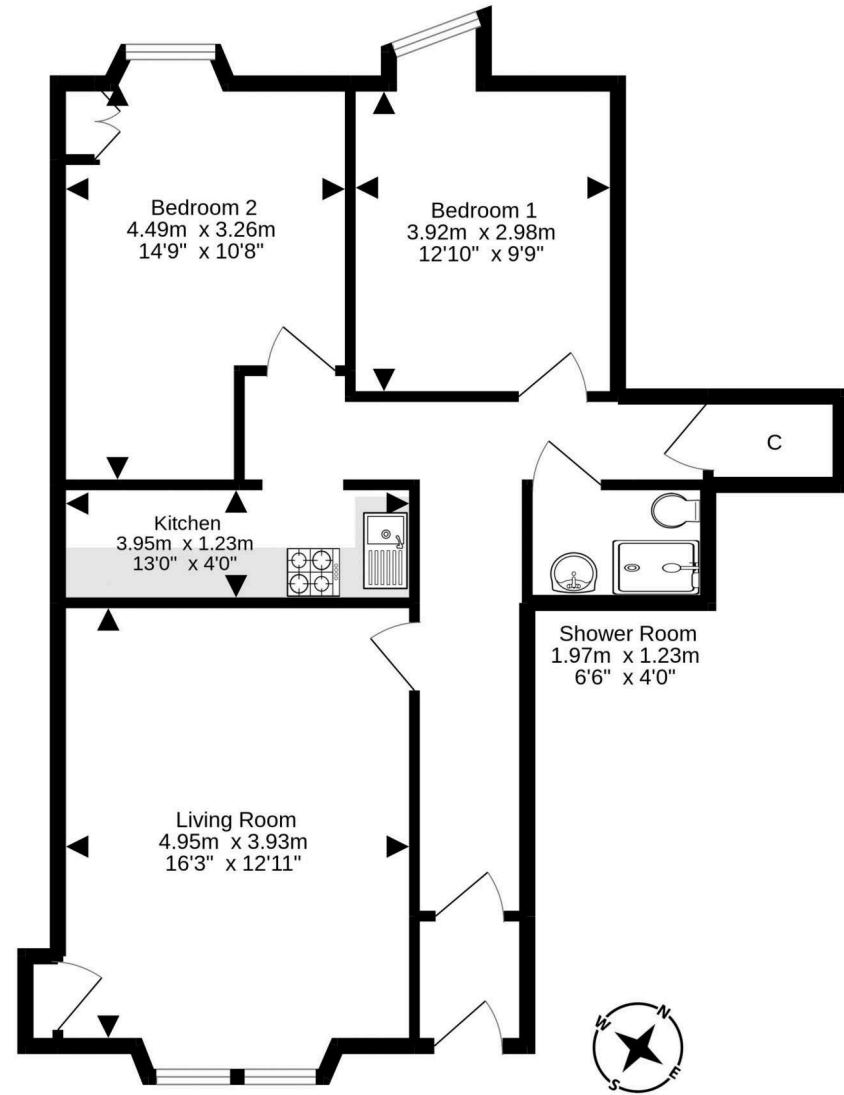
Property will be sold fully furnished.

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



Lauriston is a sought after area in Edinburgh City Centre close to the Capital's business districts, universities and the green expanse of the tree-lined Meadows. A good range of shopping outlets is supported by banks, building societies and postal services. The choice of leisure facilities in the area is first class with a number of bars, restaurants, theatres and cinemas. Residents can enjoy the facilities in the nearby Quartermile development on the edge of the Meadows, including Sainsbury's, Starbucks, Caf Nero, Malaysian restaurant Nanyang, Veenno Italian Wine Cafe, stylish gastropub No.8 Lister Square and Swedish bakery and cafe Soderberg. Tribe Yoga, Pure Gym and Fitness Chicks' Studio cater for health and wellbeing. Fountain Park complex is also within easy reach. Regular public transport operates to most parts of the city and surrounding areas. Edinburgh City Bypass and main motorway networks are also within easy reach.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com

espc