



lindsays

15b Palmerston Place
West End, EH12 5AF

*"A wonderfully spacious garden flat
enviously located in the very heart of the
city's fashionable West End"*

- Entrance hall leading to dining hall
- Elegant sittingroom with views to the rear garden
- Large kitchen/diningroom with integrated appliances
- Utility room with access to the garden
- Master bedroom with fitted storage and en-suite showerroom
- Further double bedroom with fitted storage
- Single bedroom/study with access to the garden
- Bathroom with shower
- Gas central heating
- Cellar storage
- Private courtyard
- Private rear garden
- Private parking space

EPC Rating C

FIXED PRICE £490,000

HR VALUATION £520,000



Description

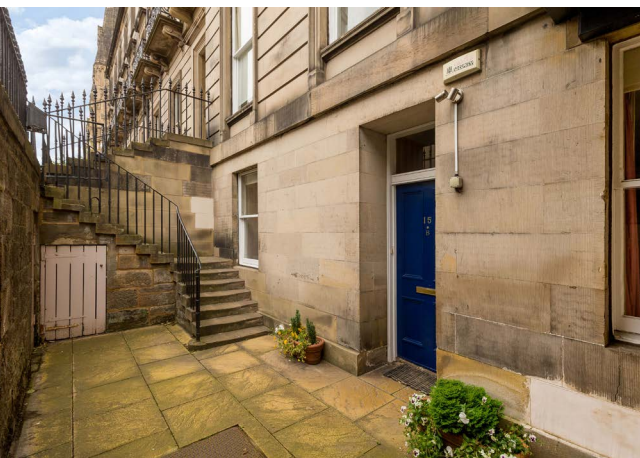
This wonderfully spacious garden flat is enviably located minutes from all the area has to offer. Forming part of a Victorian townhouse conversion by luxury builders AMA this elegant apartment would now benefit from a degree of modernisation but offers the discerning purchaser an excellent opportunity to create a home of style and character. The flat has its own main door entrance, private courtyard, private garden and parking space. The entrance hall opens out to a superb dining hall. The spacious sitting room has a focal point fireplace and enjoys views to the private garden. The large kitchen/dining room gives access to the utility room which in turn gives access to the patio and garden. The master bedroom has an en-suite shower room, there is a further double bedroom, a single bedroom or study and a family bathroom. Additional benefits include gas central heating. A gate to the rear of the garden gives direct access to the private allocated parking space within the parking area accessed from Manor Place. There is also permit parking available on Palmerston Place.

Area

Located in the very heart of the city's West End, Palmerston Place could hardly be more central or convenient, with all the city has to offer virtually on the doorstep. Princes Street and vibrant George Street with their designer shops and stylish restaurants are within minutes, yet the area retains a charming village like atmosphere with cobbled streets, Georgian and Victorian architecture featuring throughout. There are numerous small independent shops, as well as a Marks & Spencer food outlet, a Sainsbury's and a Scotmid all within minutes of the flat, as are a wonderful variety of coffee houses, restaurants and bars. The Dean Gallery and the Scottish National Gallery of Modern Art are within a pleasant stroll. Indeed, the Usher Hall, Traverse and Lyceum Theatres, the Edinburgh Filmhouse and Odeon Cinema are all within a few minutes on foot. There are delightful leafy riverbank walks by the Water of Leith, several access paths to the city's cycle path network and Edinburgh Sports Club offering a wide programme of activities, all within close proximity. Bus services are on hand to many other parts of the city and a tram stop on Shandwick Place provides a direct link with Edinburgh International Airport. In addition, Haymarket Rail Station is less than five minutes away.

Viewing

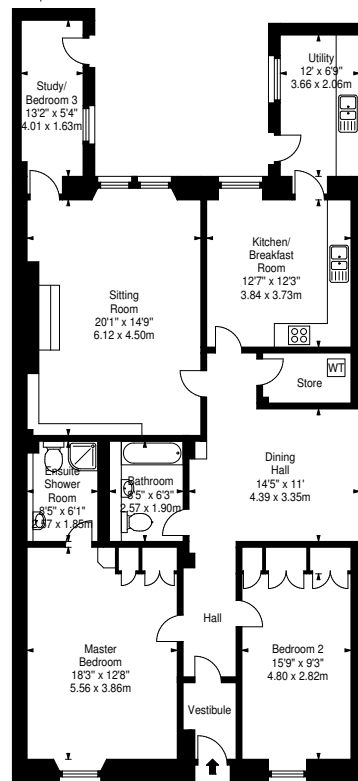
Sunday 2-4pm or by appointment contact Lindsays on 0131 229 4040



Palmerston Place,
Edinburgh, EH12 5AF

 SquareFoot

Approx. Gross Internal Area
1504 Sq Ft - 139.72 Sq M
For identification only. Not to scale.
© SquareFoot 2019



Lower Ground Floor

T: 0131 229 4040 E: edinburghproperty@lindsays.co.uk W: lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.