



Palmerston Place, Edinburgh, EH12





A superb double upper
apartment **in the heart of**
Edinburgh's West End,
benefiting from private parking.



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Private

EPC
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Offers Over
£690,000

Tenure
Freehold

Local Authority
The City of Edinburgh Council

Council Tax
Band G





This impressive three bedroom double upper apartment forms part of a handsome Victorian building and is located in the heart of Edinburgh's desirable West End. Originally redeveloped by AMA the property has been comprehensively upgraded to combine period features with luxurious fixtures and fittings. The property is in close proximity to Haymarket Station and is ideally located for easy access to all the amenities and attractions of the City Centre.

Meticulous upgrades showcase features such as expansive sash and case windows and ornate cornicing in the sitting room, creating an impactful aesthetic throughout. Further highlights include a contemporary kitchen with views over the city skyline. There is a large double bedroom with bespoke wardrobes overlooking the grounds of St Mary's Cathedral, completing this floor is the stylish fully tiled shower room.

The upper level is flooded with natural light from the ceiling cupola. The master bedroom again benefits from built in wardrobes and an en suite shower room whilst there are views over the city skyline and Edinburgh Castle. Bedroom three, currently used as a study, benefits from spacious accommodation whilst there is a large family bathroom with bath and shower above.



Completing the accommodation is access to a fully floored and lined attic space which provides plenty of storage whilst there is an allocated parking space in a private car park to the rear of the property.

Features

- Elegant triple windowed sitting room
- Stylish kitchen/breakfast room
- Principal bedroom with en-suite bathroom
- Double bedroom two
- Double bedroom three/study
- Cellar
- Highly sought-after residential area
- Access to shared gardens via an annual fee
- Allocated parking space to the rear
- Permit parking
- Attic space for storage



Location

Palmerston Place is within easy walking distance of the central shopping areas of Princes Street and George Street and the village atmosphere of the West End itself with many independent shops, coffee spots, bars and restaurants.

The property is ideally positioned to take advantage of Edinburgh's world renowned International, Film and Fringe Festivals; Hogmanay celebrations; the Usher Hall, EICC, Kings, Lyceum and Traverse Theatres; numerous art galleries, museums, cinemas, restaurants and historical attractions including close proximity to the beautiful St Mary's Cathedral. The property is also within a ten-minute walk of the Murrayfield rugby stadium.

There are a number of recreational facilities close by including Drumsheugh Swimming Baths, the Edinburgh Sports Club and Dean Tennis Club whilst the green open spaces of the Royal Botanic Garden, Inverleith Park and the Water of Leith walkway are also nearby. There is excellent private and state school provision in the area including Fettes College, St George's School for Girls, ESMC and The Edinburgh Academy.

The area is well served by a Sainsbury's supermarket on Shandwick Place and a large Waitrose in Comely Bank. Palmerston Place boasts ample zoned parking close by; good proximity to the city's efficient bus and tram network and convenient access to Haymarket Station, the City Bypass, A1 and Edinburgh International Airport.

Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



Approximate Gross Internal Floor Area

1986 Sq Ft - 184.50 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2023. Photographs and videos dated February 2023.

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