



# 5/3, PALMERSTON PLACE

Edinburgh, Midlothian, EH12 5AF





## Extremely stylish and meticulously finished, double upper flat in Edinburgh's West End

Stylish kitchen/dining room with open views to the rear of the flat ♦ Impressive front sitting room with open fireplace and original features ♦ Three contemporary bathroom suites ♦ Property laid out over two levels ♦ Opportunity to extend further into the attic space ♦ Situated within close proximity of Edinburgh's tram network ♦ EPC = C

### DESCRIPTION

5 Palmerston Place is a wonderful double upper property in Edinburgh's bustling West End.

Accessed from the top floor of a quiet, and well maintained, communal stair. The property is laid out over two levels and has a very modern and contemporary feel throughout.

On the lower floor there is an extremely spacious and well designed kitchen, with large island and separate dining area. This room enjoys lovely views to the rear of the flat and is extremely light and airy. In addition, the lower floor has a more formal sitting room which has been beautifully decorated throughout. This room has a wonderful gas fireplace and a range of original features including detailed coricing, working shutters and high ceilings. There is a good sized double bedroom situated to the front of the flat and a large stylish bathroom, with separate bath and shower, accessed from the central hallway.







On the upper floor there is an abundance of light from the skylight. The upper landing has access to two further double bedrooms, both quietly tucked away at the rear of the property. The master bedroom benefits from large built in storage cupboards and an impressive ensuite shower room. Additionally, there is a family bathroom with a large bath, shower, wash hand basin and WC.

The upper floor also has access to the eaves with potential to create an additional bedroom. Currently this area is used for attic storage.

## SITUATION

Palmerston Place is a broad and handsome street dominated by the impressive St Mary's Cathedral.

Edinburgh's West End tram station, with access to Edinburgh international airport is situated nearby on Shandwick Place.

Haymarket train station connecting Edinburgh to London in under five hours, is also a short walk away.

This superb central location enjoys a peaceful setting, yet provides easy access to a wide range of specialist shops, restaurants and wine bars close by in the West End, including Queensferry Street and William Street, as well as Stockbridge, George Street and the City centre.

The Dean Tennis and Squash Club is a short walk away while there are wonderful walks close by along the Water of Leith and the open green spaces of Inverleith Park and the Royal Botanic Garden are also within easy reach.

The property is very well located for excellent local schooling and a number of superb private schools, including Fettes College, The Edinburgh Academy, St. George's and Erskine Stewart Melville Schools.



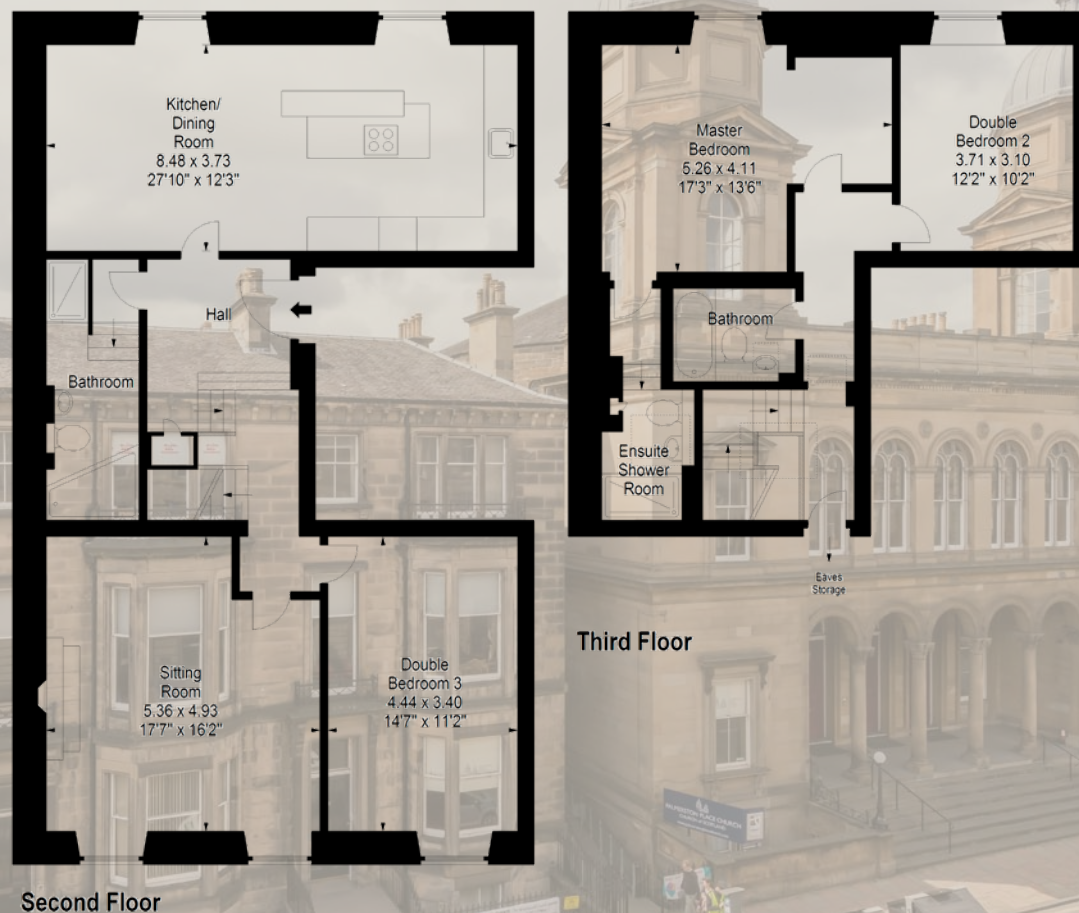


# FLOORPLANS

Gross internal area (approx) 158.39 sq. m (1705 sq. ft)

For identification purpose only. Not to scale.

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**Fixtures and Fittings** - The carpets, curtains, blinds, light fittings and white goods will be included in the sale. **Planning permission** - the property benefits from plans to extend into the attic space to create an extra room  
**Home Report & Energy Performance** - A copy of the full Home Report and Energy Performance Certificate is available on request.



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