



MACWOOD



**16/7 Panmure Place  
Edinburgh, EH3 9JJ**



# WHAT YOU NEED TO KNOW



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Situated in a prime central location adjacent to The Meadows, this attractive two-bedroom top-floor flat forms part of a traditional tenement at Panmure Place. Set on the third floor, the property enjoys a peaceful position within a very well-maintained stairwell and is ideally suited to students, professionals, or investment buyers.

The accommodation is well proportioned and full of character, comprising a welcoming entrance hall, a bright and spacious lounge featuring a charming fireplace, and two well-appointed bedrooms. The property further benefits from a WC and a separate shower room, adding to everyday practicality. A large kitchen/dining room provides an excellent space for cooking, dining, and socialising.

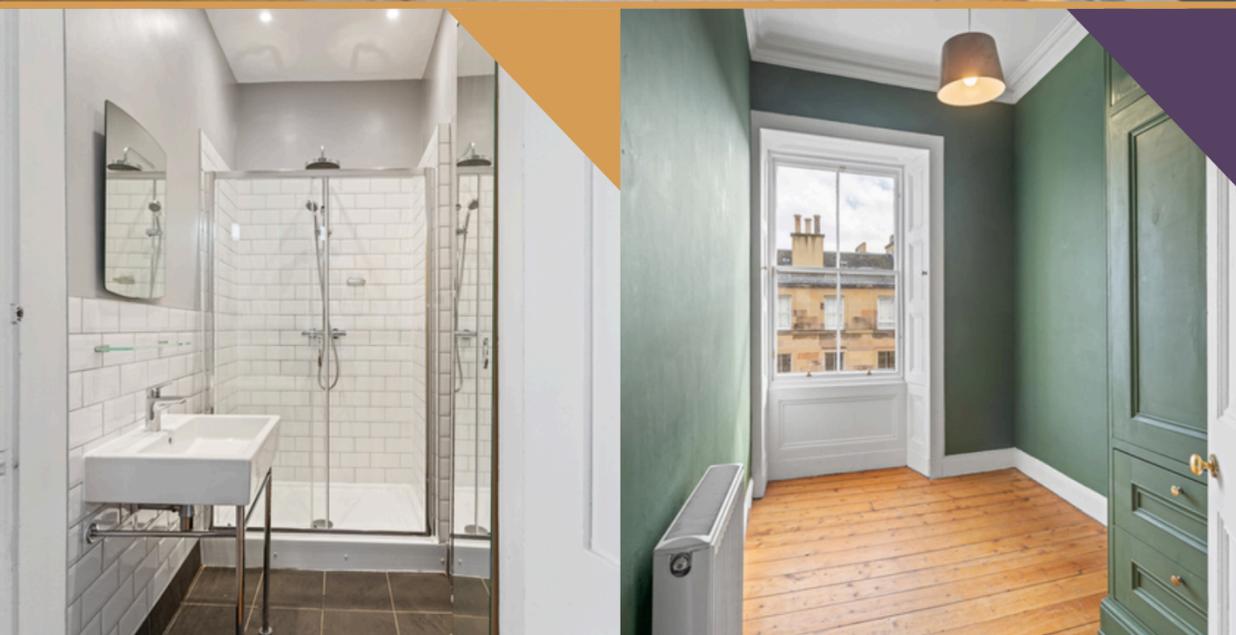
The flat retains a wealth of appealing period features, including traditional cornicing and woodwork, alongside fully functioning wooden shutters throughout, enhancing both the character and comfort of the home. The stripped floorboards and modern decor perfectly blend the old with the new. Natural light floods the accommodation, creating a warm and inviting atmosphere.





***“A bright and characterful two-bedroom top-floor tenement flat at Panmure Place, ideally located beside The Meadows and featuring generous proportions, and stunning period details throughout.”***

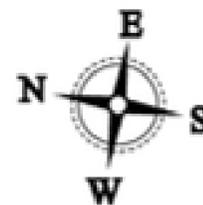
**Danielle Hunter**  
**Head of Estate Agency**



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Third Floor



Total Area: 68.4 m<sup>2</sup> ... 736 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

# LOCATION

Panmure Place lies in one of the most desirable areas of Edinburgh, with The Meadows on the doorstep, offering expansive green space ideal for walking, running, and outdoor leisure. The area is exceptionally well placed for access to the city centre, university campuses, and major business hubs. The prestigious University of Edinburgh Futures Institute is just a short 5-10 minute walk away. On-street permit parking is available for residents.

A wide range of cafés, bars, restaurants, and independent shops can be found nearby in Marchmont, Bruntsfield, and Tollcross, while excellent public transport links provide quick and easy connections throughout the city. This superb location and beautiful home perfectly combines classic Edinburgh living with fantastic city-centre convenience.





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**GET IN TOUCH TO  
REGISTER YOUR  
INTEREST**

**PHONE:  
07561 291386**

**EMAIL:  
[danielle@macwoodproperties.com](mailto:danielle@macwoodproperties.com)**

**ADDRESS:  
Gyleworks, 34 South Gyle  
Crescent, Edinburgh, EH12 9EB**