

22a Palmerston Place Edinburgh EH12 5AL

Quietly positioned on the lower ground floor of a handsome stone-built townhouse in Edinburgh's coveted West End, this beautifully curated three bedroom apartment is a masterclass in refined city living. Finished to the highest standard and impeccably maintained, the home has been thoughtfully styled throughout with a quiet elegance—balancing classic period proportions with a sophisticated modern sensibility.



3



2





A masterclass in refined city living.

- Private rear garden
- En-suite and house bathroom
- Utility room
- 3 Bedrooms
- Impeccably maintained
- Lower ground floor
- Central location
- Thoughtfully styled throughout

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Illustration for identification purposes only, measurements are approximate, not to scale

**To arrange a viewing, call
+44(0)131 287 5500 or email us
at hello@niksenproperty.com**