

3F1, 32 Grove Street

EDINBURGH, EH3 8AZ



Two-bedroom top-floor home in a prime Edinburgh location with views



0131 524 9797



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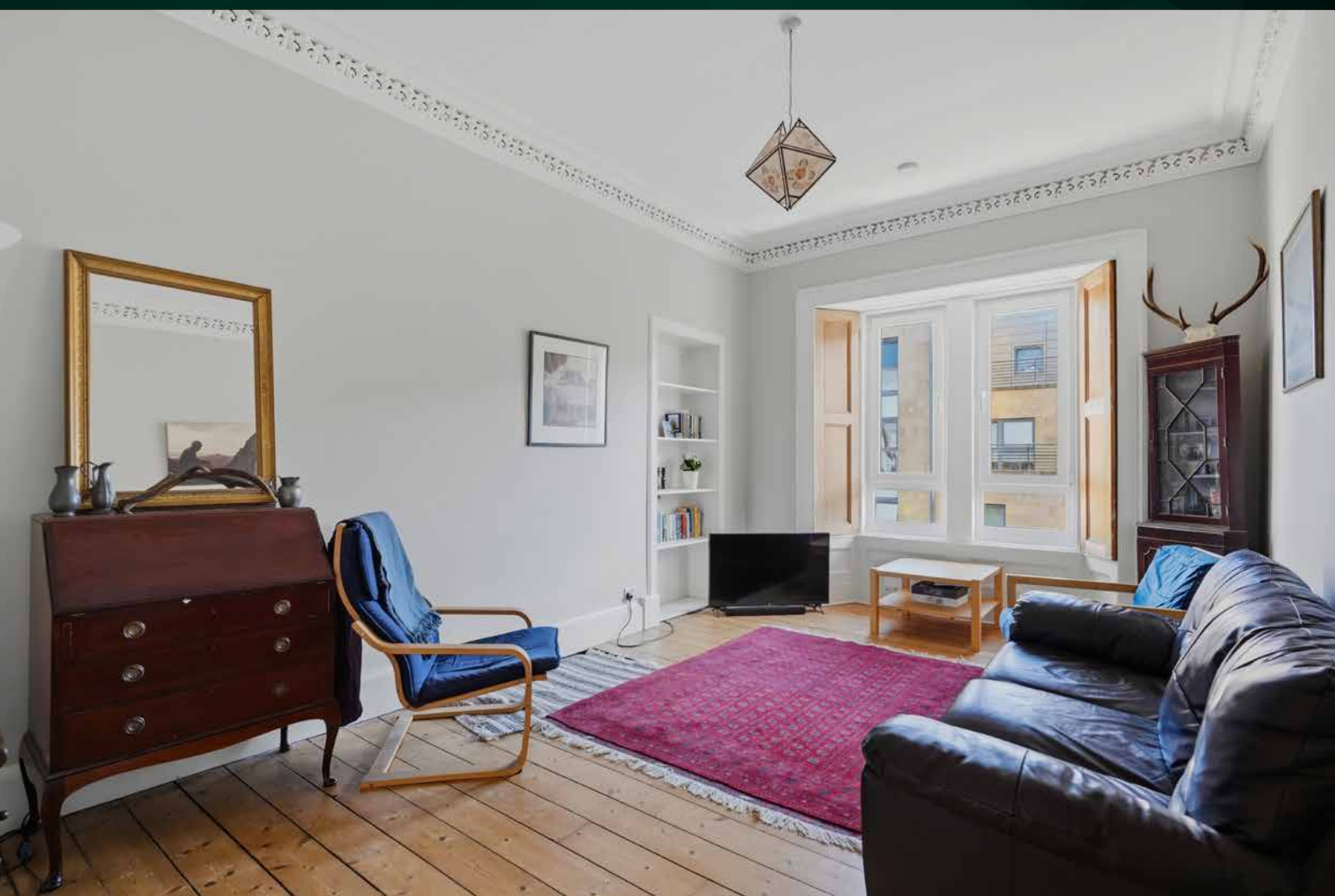
info@mcewanfraserlegal.co.uk



Occupying an enviable top-floor position in a highly desirable Edinburgh location, this charming two-bedroom apartment at 32 Grove Street combines beautiful period character with comfortable modern living. Showcasing impressive original features, generous proportions and far-reaching views across the city towards the surrounding hills.

The property is approached through a well-maintained communal entrance, leading to a welcoming hallway that immediately captures the timeless character of traditional Edinburgh living. Original architectural details create an inviting first impression, setting the tone for the accommodation beyond.

THE LIVING ROOM



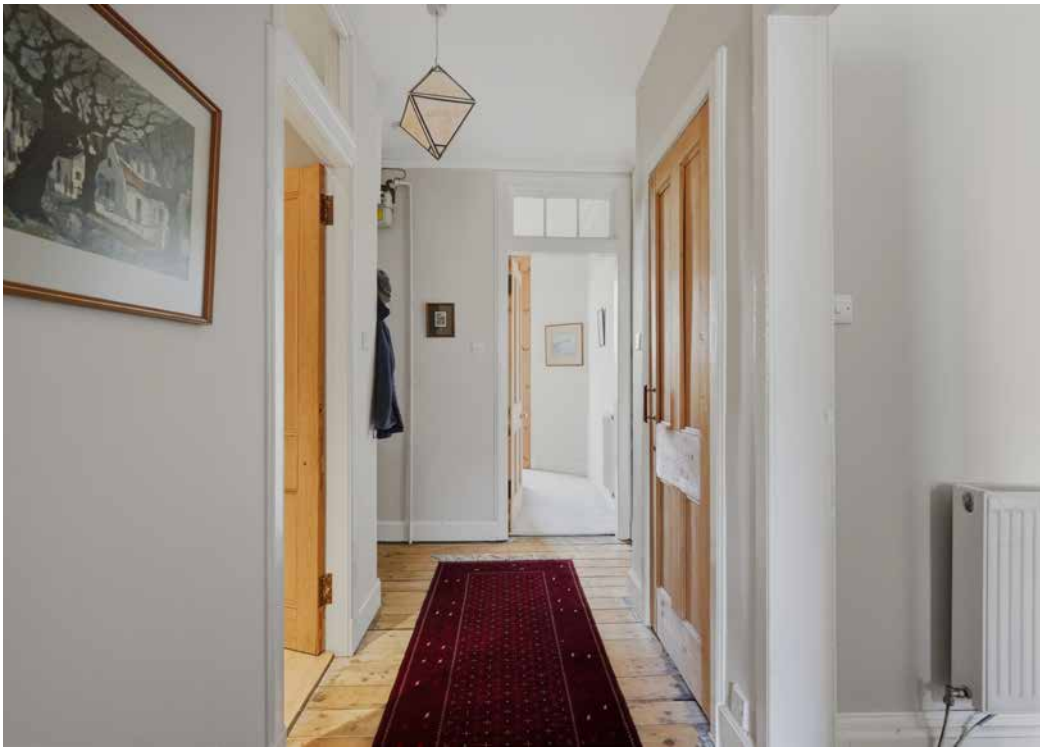
The impressive living room is a particular highlight, offering an elegant space in which to relax or entertain. Original flooring, ornate cornicing, a traditional Edinburgh press and classic shutters lend warmth and authenticity, while fresh décor and modern windows provide a contemporary finish without compromising the room's period charm.

THE KITCHEN



The kitchen is equally appealing, with excellent space for a dining table, making it ideal for everyday meals, relaxed mornings or entertaining friends. Well equipped and thoughtfully arranged, the room benefits from a large window that draws in natural light and takes full advantage of the property's elevated position. The outlook across Edinburgh towards the hills provides a memorable backdrop to daily life.

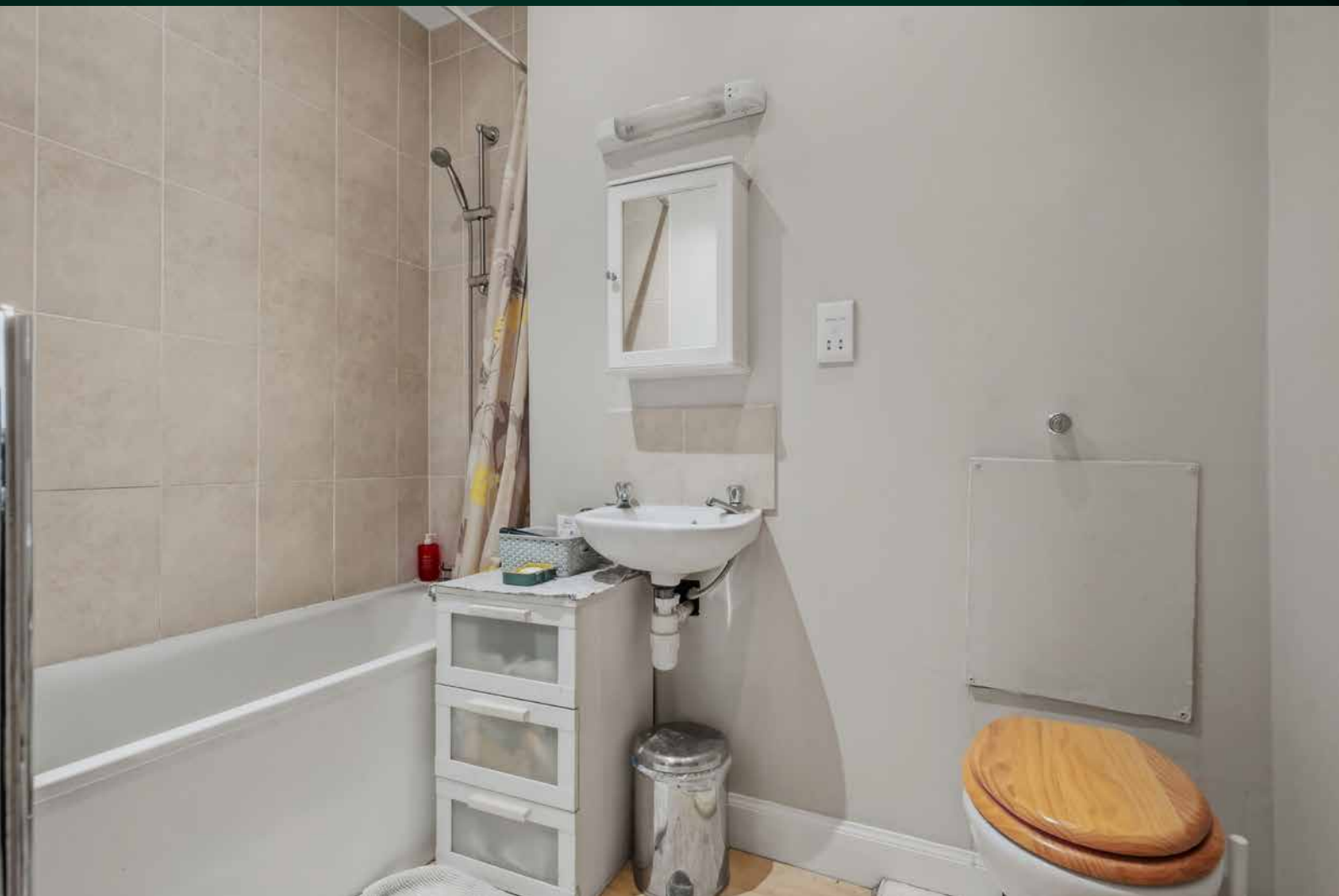




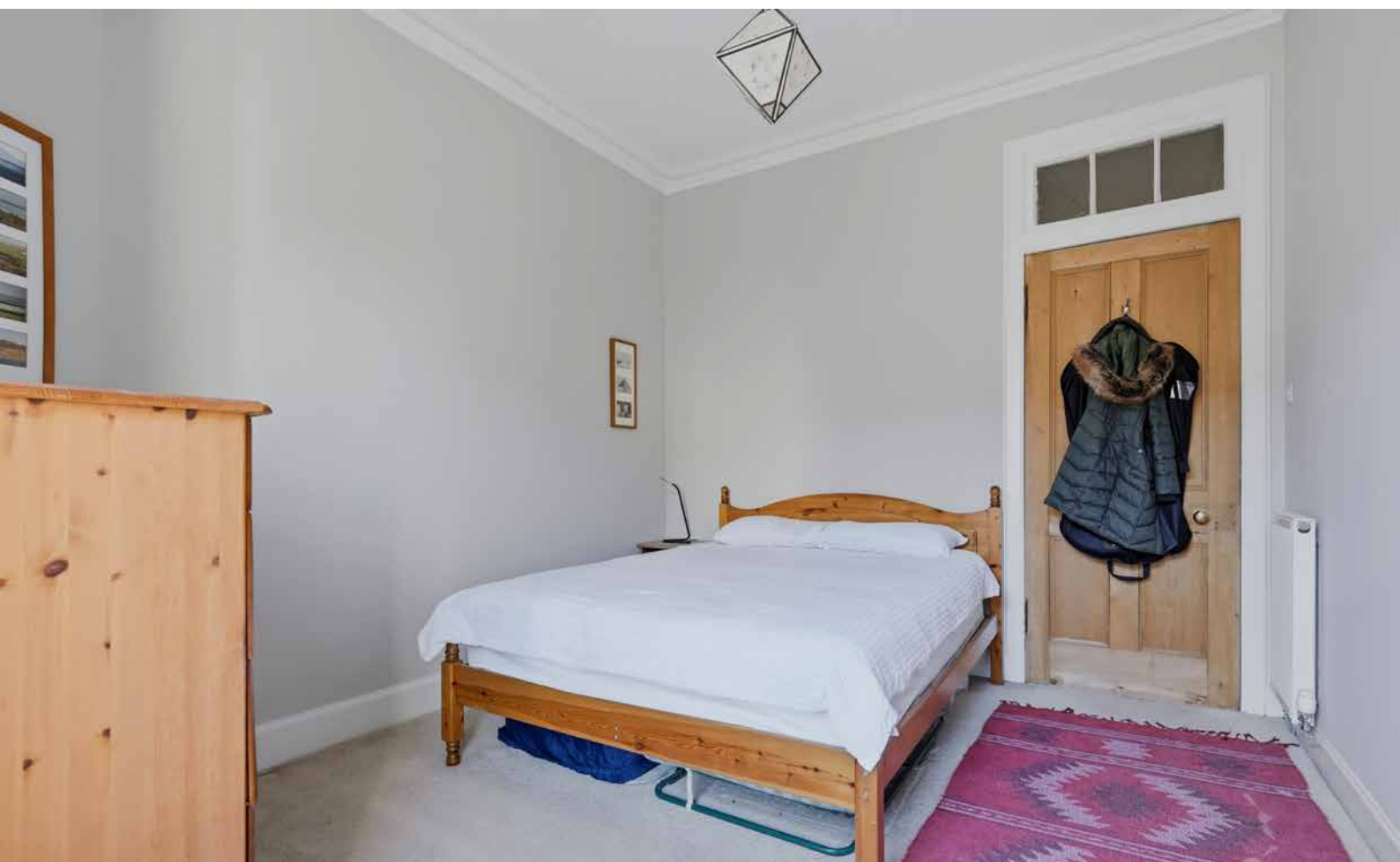
There are two well-proportioned double bedrooms, both enhanced by shutters that complement the traditional character of the property. Offering flexibility for couples, small families, visiting guests or those working from home.

Completing the interior is a well-sized bathroom fitted with an integrated bath and shower, offering practicality and convenience.

THE SHOWER ROOM



BEDROOM 1

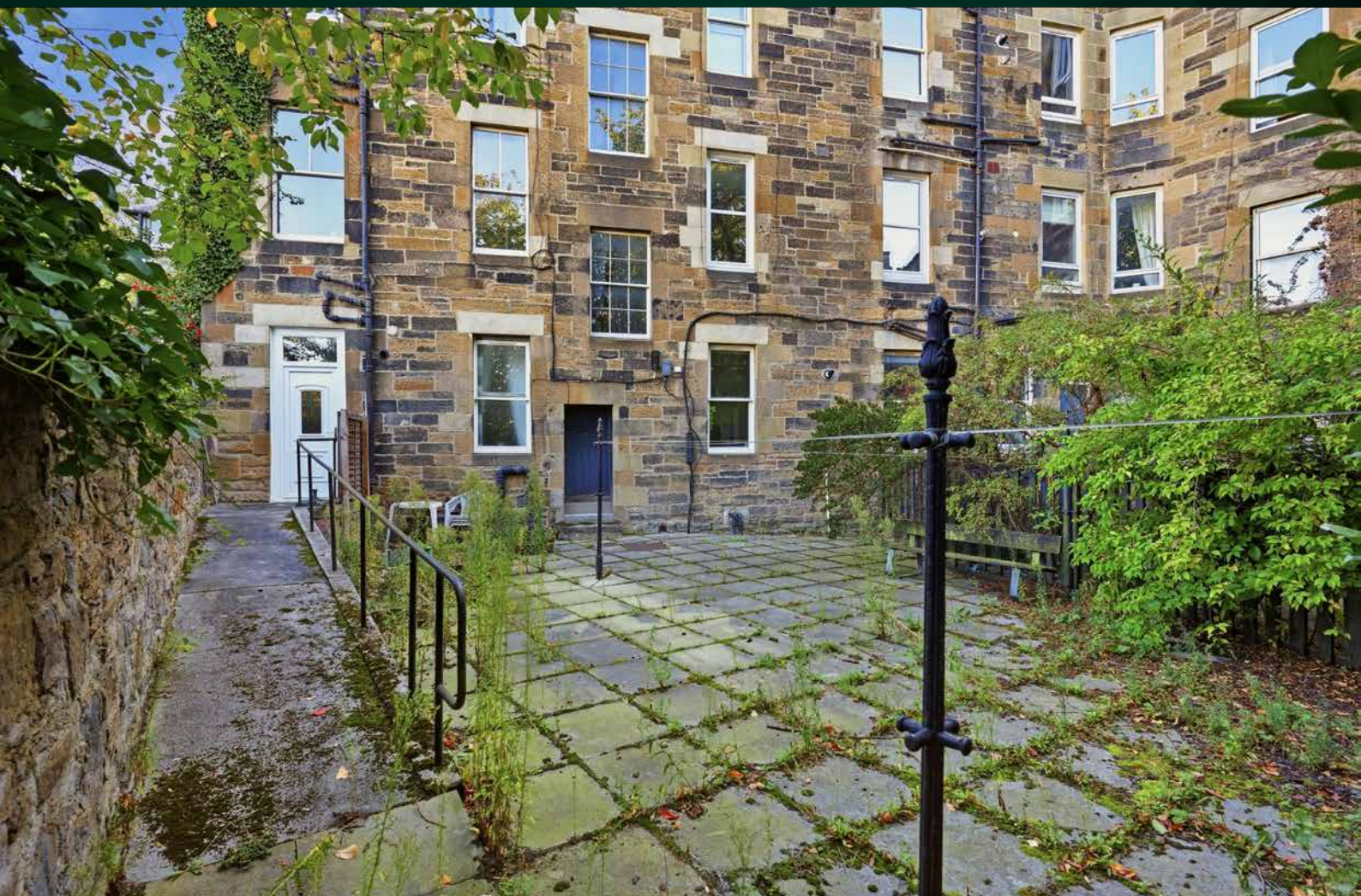


BEDROOM 2

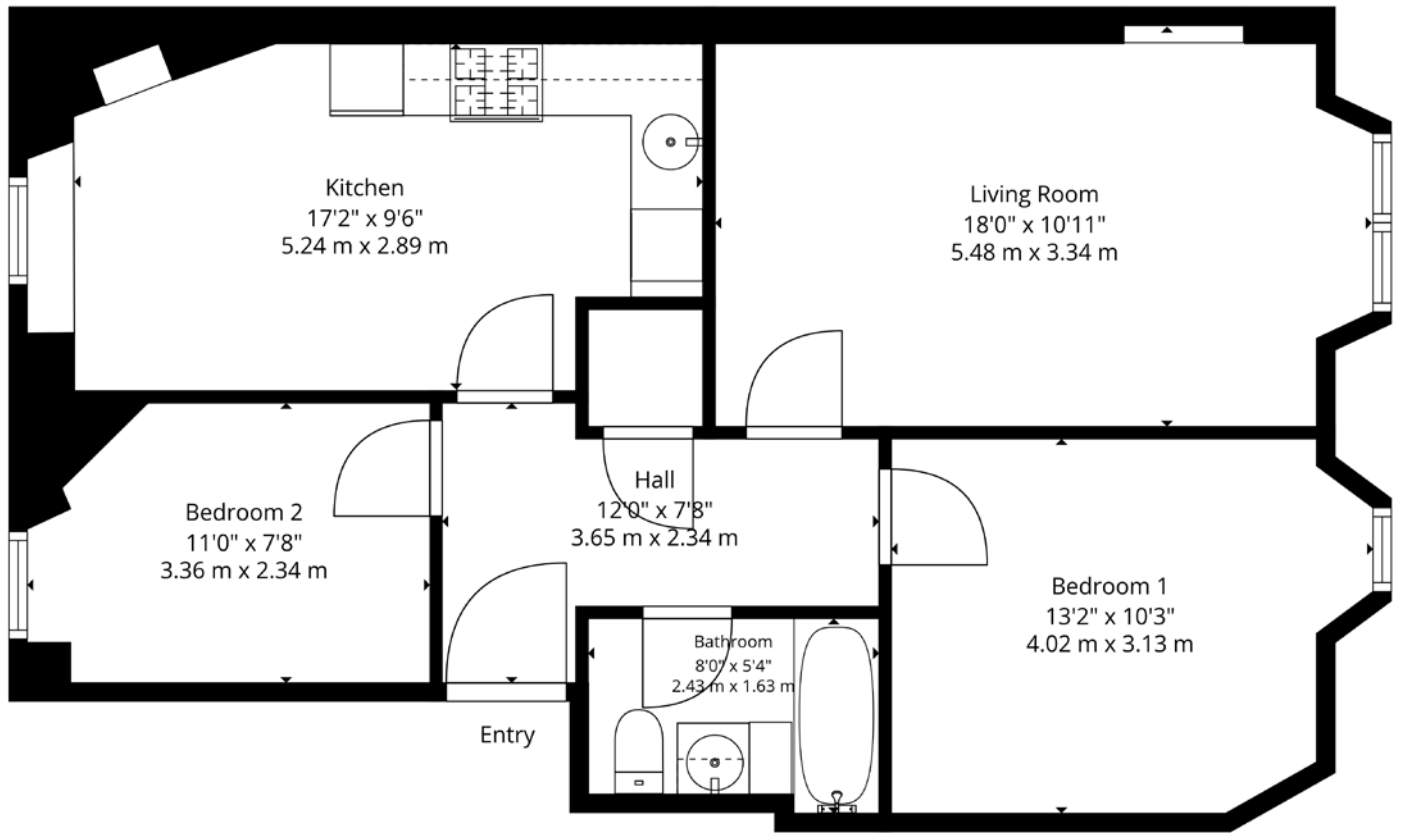


Externally, residents can enjoy access to a communal garden to the rear. The building's roof was renewed approximately ten years ago, adding further reassurance for prospective purchasers.

EXTERNALS

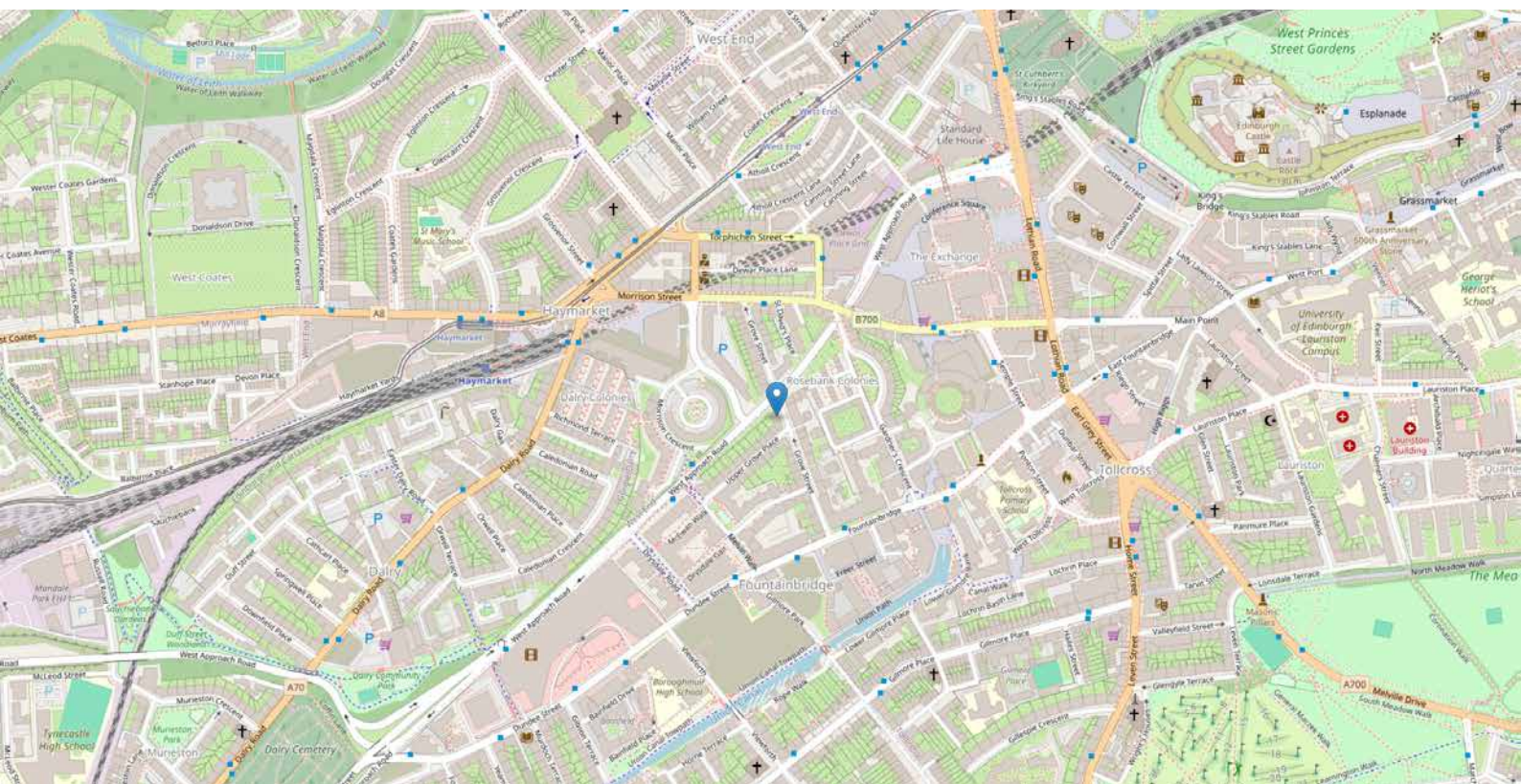


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 64m² | EPC Rating: C



THE LOCATION

Grove Street enjoys an excellent position within Edinburgh, placing the best of city living within easy reach. Set between the vibrant Fountainbridge area and the Haymarket end of the city, the location offers an appealing blend of everyday convenience, independent cafés, local amenities and excellent transport connections. Fountainbridge has developed into a popular destination for its lively atmosphere, waterside surroundings and choice of places to eat, drink and socialise. The nearby Union Canal provides an attractive setting for a leisurely walk, a morning run or a peaceful escape from the bustle of the city. A selection of cafés, restaurants, shops and supermarkets can be found close by, making day-to-day living particularly convenient.





The property is also well placed for Haymarket, one of Edinburgh's key transport hubs, providing rail services and convenient connections across the city and beyond. Frequent bus services offer straightforward access to the city centre and surrounding neighbourhoods, while the West End, Princes Street and Edinburgh's historic Old Town are all accessible for shopping, dining, culture and entertainment.

For professionals, the location is particularly appealing, with Edinburgh's business districts and commercial areas within convenient reach. For those who enjoy an active social life, the surrounding neighbourhood offers an inviting mix of established local favourites and contemporary city amenities.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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