

COULTERS[©]

105/7 GROVE STREET

FOUNTAINBRIDGE, EDINBURGH, EH3 8AB

2 BED 1 BATH 1 PUBLIC



TAKE A LOOK INSIDE

Set within a well-maintained, secure gated development, this third-floor apartment with lift access, offers city centre living in a peaceful courtyard setting, tucked away behind Grove Street. The development benefits from electric gates for both vehicular and pedestrian access, with secure entryphone systems at the gates and main entrance to the building, providing peace of mind and making this an ideal lock-up-and-leave property or an appealing first home.

KEY FEATURES



A stylish flat in a peaceful, yet central location.



Two well-presented double bedrooms.



Lift access.



Large communal store for bikes or other storage.



Less than 10 minute walk to Haymarket station & tram stop.



Shops, cafes, restaurants & parks all accessible on foot.



EPC Rating - B



Council Tax Band - D



The apartment opens into a welcoming hallway with useful built-in storage cupboards. The well-presented open-plan living, dining and kitchen area provides a comfortable space for everyday living, with room for both lounge furniture and a dining table. The kitchen is fitted with contemporary cabinetry, worktop space and integrated appliances, including an oven, microwave and hob.

There are two double bedrooms, both benefiting from fitted wardrobes. The bathroom is fitted with a bath and overhead shower, washbasin and WC, with tiled finishes.

Further benefits include gas central heating, double glazing and access to permit parking on Grove Street. There is also a lockable communal store with bike racks, providing useful additional storage for residents.





THE LOCAL AREA

Fountainbridge is a popular location within Edinburgh's city centre and is situated just minutes from Haymarket, the financial district, and Edinburgh's prestigious West End. The property itself, is located just a short stroll from the Union Canal with its walkways and cycle paths and is around a 15-minute walk to the open green spaces of the Meadows and Bruntsfield Links. There are a wide range of amenities on the doorstep including Fountain Park which offers a multi-screen cinema, health club, restaurants, bowling alley and bars. Nearby Lothian Road and Tollcross provide an abundance of entertainment options with cinemas, theatres and venues all walkable distance, including The Cameo, Filmhouse, The Lyceum and the Usher Hall amongst others. Haymarket Railway Station and the Edinburgh Airport Tram Link are a just under 10 minutes' walk and regular bus services allow ease of travel around the city and beyond.

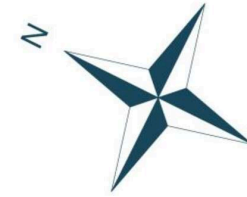
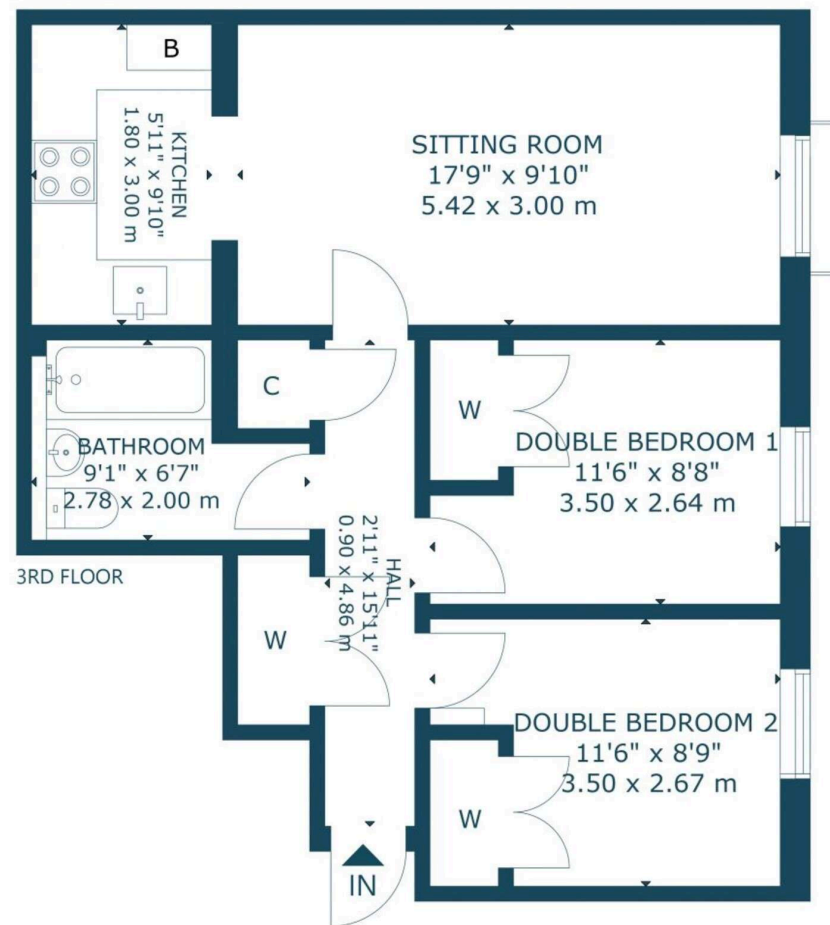
EXTRAS

All blinds, curtains, light fittings, floor coverings and integrated appliances are included in the sale price.

The development is factored by Premier Suites for an approximate cost of £70 per month which includes buildings insurance.







3RD FLOOR

105/7 GROVE STREET, EDINBURGH, EH3 8AB
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 549 SQ FT / 51 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.