GILLESPIE MACANDREW



10/8 (3f2) Upper Grove Place

Fountainbridge, Edinburgh, EH3 8AU

CALL US ON 0131 447 4747

10/8 (3f2) Upper Grove Place, Fountainbridge, Edinburgh, EH3 8AU

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry system.
- Welcoming reception hall with excellent storage.
- Well-presented and generously proportioned living room featuring a remote-controlled fireplace.
- Modern fitted kitchen with some appliances included.
- Good-sized double bedroom with fitted bedroom furniture.
- Further spacious double bedroom.
- Contemporary fitted shower room.
- Separate WC.
- Gas central heating.
- Double glazing throughout.
- Well-maintained communal garden to the rear.
- Permit and metered on-street parking.









GENERAL DESCRIPTION

An attractive top-floor flat forming part of a traditional tenement building in the highly sought-after Fountainbridge district of Edinburgh. Ideally positioned for easy access to Edinburgh City Centre, the property is within walking distance of an excellent range of local amenities, leisure facilities, cafes, bars, and transport links. Offering bright and well-presented accommodation throughout, this appealing home would make an ideal purchase for a first-time buyer, young professional, or couple.

LOCATION

Fountainbridge is one of Edinburgh's most vibrant and sought-after city centre districts, ideally situated close to Haymarket, the financial district and the fashionable West End. The property enjoys an excellent position just a short walk from the Union Canal, which offers attractive walkways and cycle paths, while the expansive green spaces of The Meadows and Bruntsfield Links are approximately a 15-minute walk away. A superb range of amenities can be found on the doorstep, including the popular Fountain Park leisure complex, which features a multi-screen cinema, health club, restaurants, bars and bowling facilities. Nearby Lothian Road and Tollcross offer an extensive selection of entertainment, dining and cultural venues, including the Cameo Cinema, The Lyceum Theatre, Usher Hall and numerous cafes, restaurants and bars. The area is exceptionally well connected, with Haymarket Railway Station and the Edinburgh Airport tram link both within easy walking distance. Regular bus services operate throughout the city, providing convenient access to Edinburgh's city centre, surrounding districts and beyond, making this an ideal location for commuters and city professionals alike.

COUNCIL TAX BAND	C.
TRAIN STATION	APPROXIMATELY 500 METRES TO HAYMARKET TRAIN STATION.
AIRPORT	APPROXIMATELY 7.8 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 200 METRES.

EXTRAS: ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, CURTAIN POLES, BATHROOM MIRROR, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD AND DISHWASHER. THE FRIDGE-FREEZER, AUTOMATIC WASHING MACHINE AND CURTAINS MAY BE AVAILABLE THROUGH NEGOTIATION. THE FITTED AND MATCHING BEDROOM FURNITURE IN BED ONE, EXCLUDING THE MIRROR, WILL ALSO BE INCLUDED WITHIN THE FOR-SALE PRICE.

















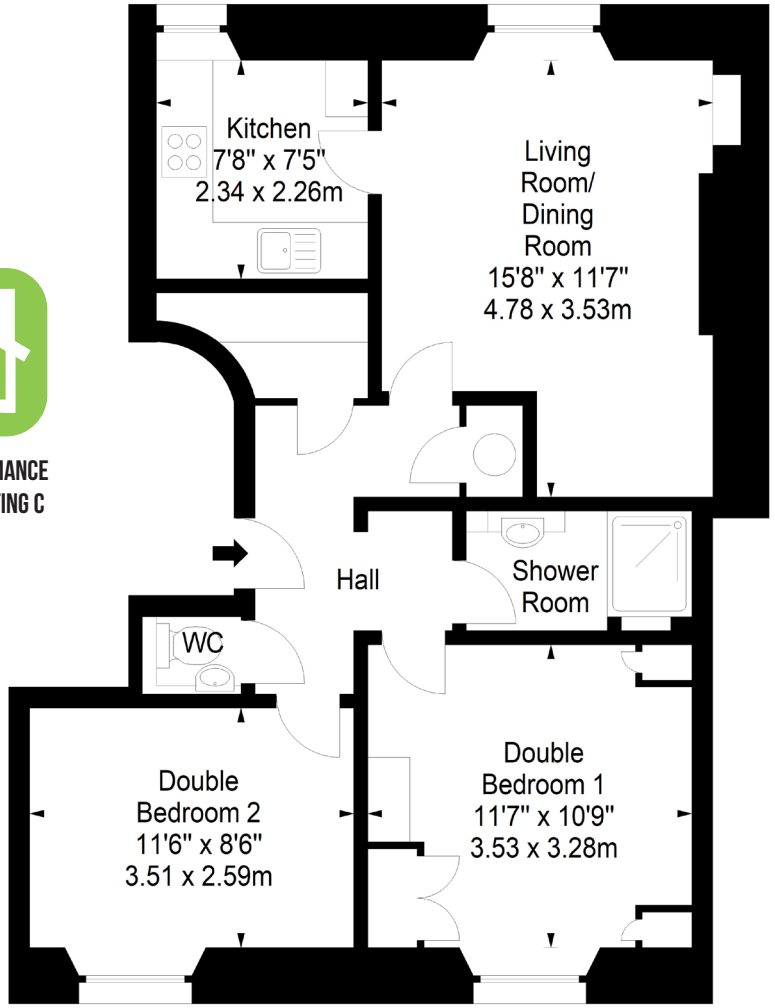
Upper Grove Place, EH3 8AU

SquareFoot

Approx. Gross Internal Area
632 Sq Ft - 58.71 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE CERTIFICATE RATING C



Third Floor

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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.