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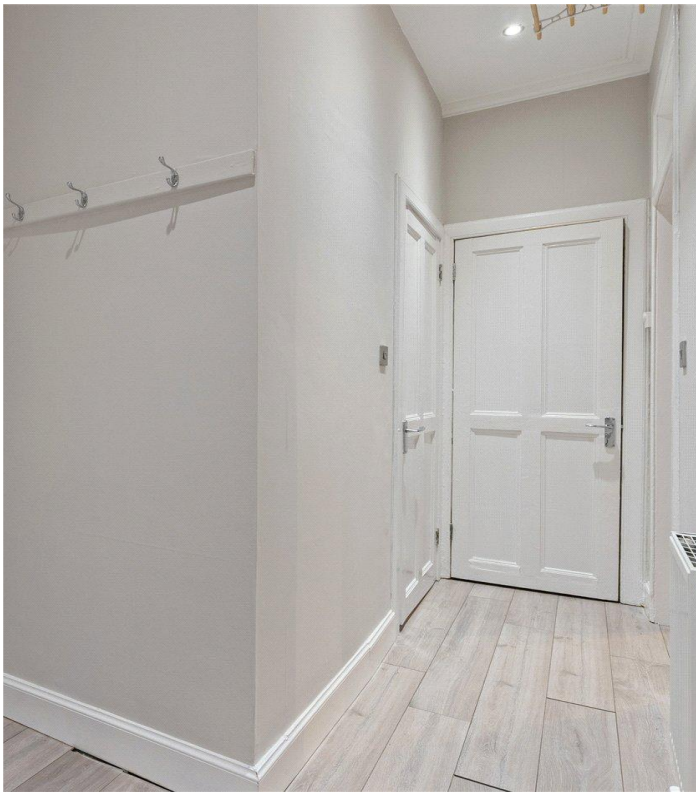


32/2 Grove Street, Fountainbridge, Edinburgh, EH3 8AZ

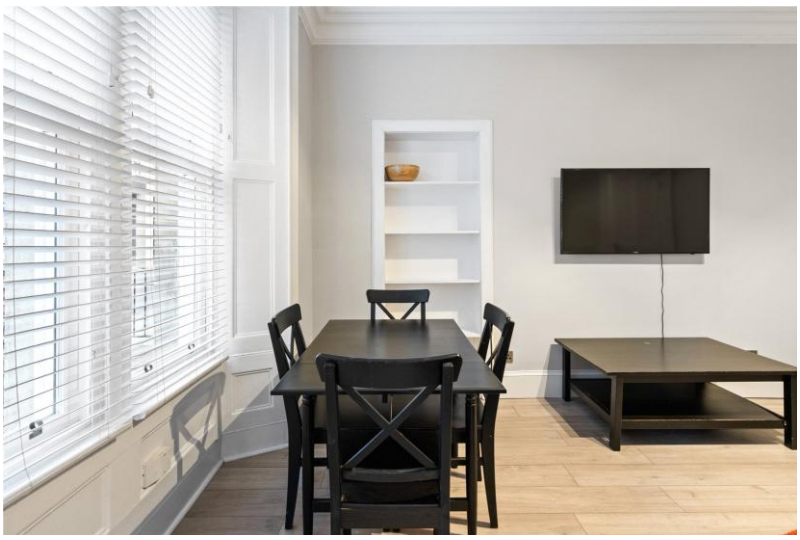
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EPC: C (70)
Council Tax - C

Well-presented two-bedroom flat in vibrant Fountainbridge.







- • Ground floor flat
- • Immaculate condition
- • Bright lounge/diner
- • Modern kitchen
- • 2 bedrooms
- • Three-piece shower-room
- • Gas central heating
- • Full double glazing
- • West-facing garden
- • Permit parking
- • Walking distance to City Centre

This delightful two-bedroom flat offers a wonderful opportunity to enjoy city living in the vibrant Fountainbridge area of Edinburgh.

The property features an inviting entrance hallway with a practical cloak cupboard. The lounge/diner is both bright and spacious, offering an Edinburgh press cupboard for additional storage and leading seamlessly into the modern kitchen. The kitchen is well-equipped with fully integrated appliances including a dishwasher, extractor hood, fridge, induction hob, and oven, with sleek splashbacks adding a contemporary touch.



This home includes a principal double bedroom with two built-in wardrobes, offering ample storage space. The second bedroom, which can also serve as a home office, is a versatile single room. The shower room is stylishly appointed with a chrome heated towel rail, is fully splash-backed, and comprises a three-piece suite.



Double glazing and efficient gas central heating ensure a warm and comfortable living environment. Externally, the property includes access to a communal west-facing rear garden, designed for low maintenance. Permit parking is available for residents.



Location

32/2 Grove Street is situated in the heart of Fountainbridge, a lively locale known for its excellent amenities, cafes, and cultural venues. It offers convenient access to the City Centre, with an array of shopping and dining options, while being well-serviced by public transport links.

Fixtures and Fittings

Whilst the owner is open to the prospect of all existing furniture retaining in the property, all blinds, curtains and light fittings will be left as part of the sale.

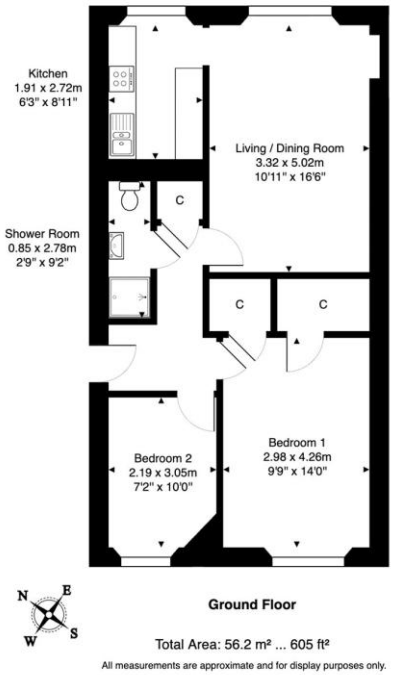


Viewing Details

By appointment contact Simpson & Marwick.

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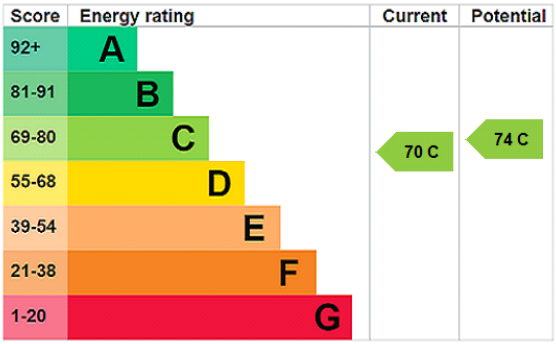
32/2 Grove Street, Edinburgh, EH3 8AZ



Ground Floor

Total Area: 56.2 m² ... 605 ft²

All measurements are approximate and for display purposes only.



Simpson and Marwick

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