



36 (1F2) GROVE STREET

Fountainbridge, Edinburgh, EH3 8AZ



1
Public Room



2
Bedrooms



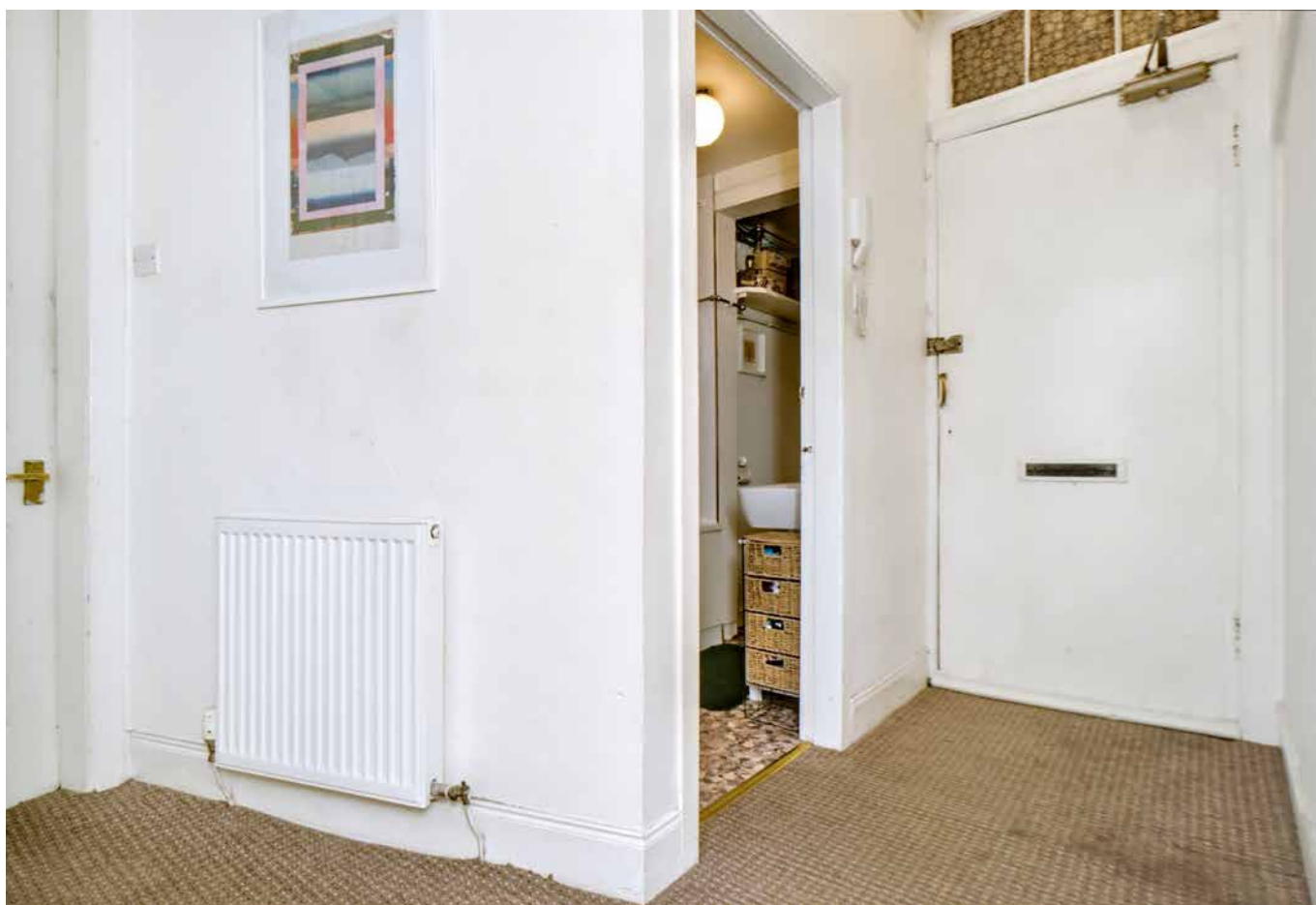
1
Bathroom



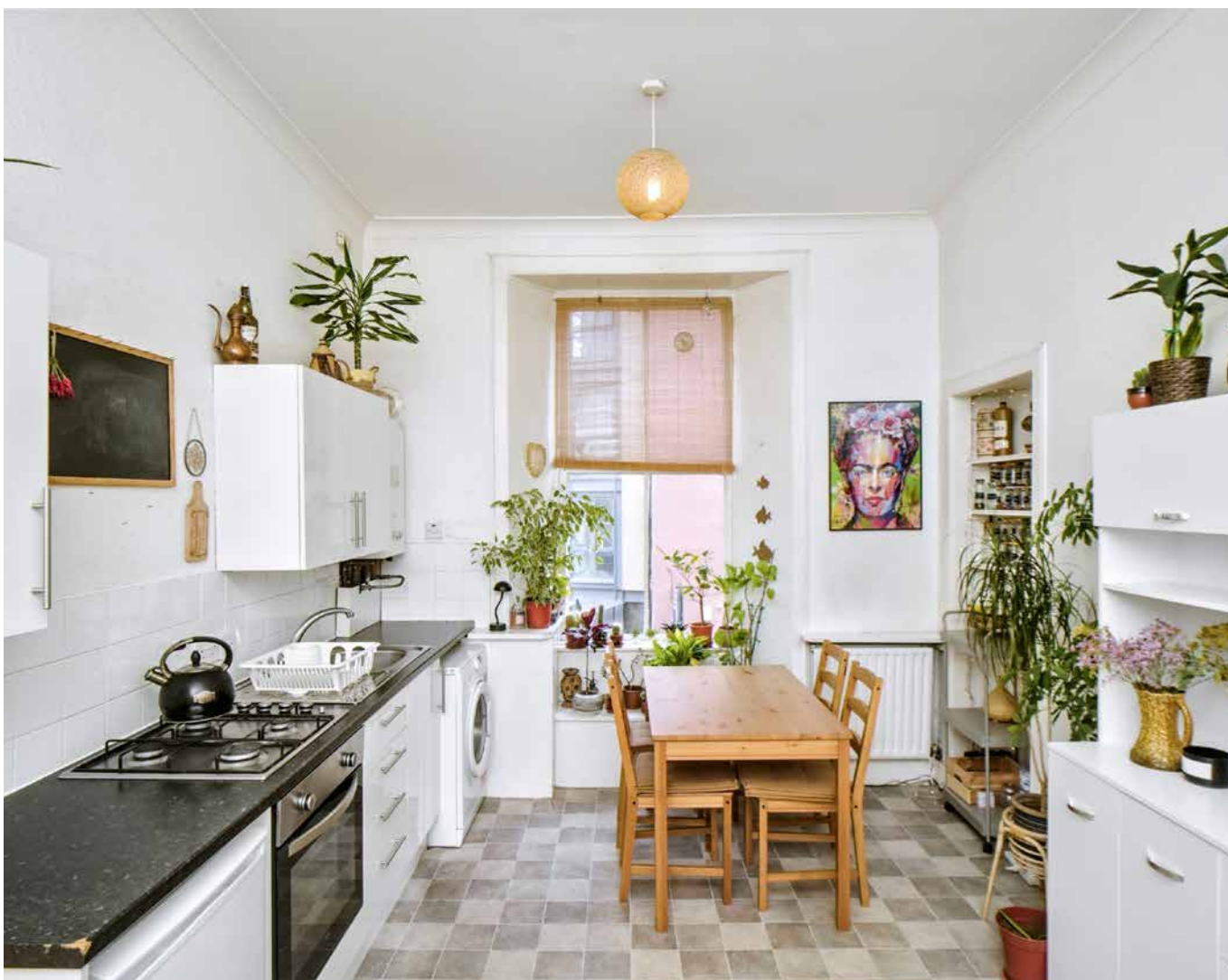
36 (1F2) GROVE STREET

Welcome to a traditional first-floor corner flat that offers sociable open-plan living, as well as two double bedrooms and a study that could easily be used as a nursery (if preferred). Presented throughout in crisp white, the interiors provide the ideal aesthetic for new buyers, offering a blank canvas that is easy to style. It also benefits from a three-piece bathroom and a quality kitchen with a monochrome-inspired colour palette. The property is sure to be popular with a wide demographic, especially amongst city professionals, couples, young families, first-time purchasers, and buy-to-let rental investors.

Situated in Fountainbridge, the residence has a highly sought-after location in the capital, adding to its strong appeal. Edinburgh's fashionable West End is in easy walking distance and the heart of the city centre is just a stroll away too, placing a wide range of high-street stores, popular restaurants, bars, and cafes at your disposal. Haymarket train station is close by too, along with a tram link to the airport, ensuring easy travel further afield. Furthermore, well-regarded schools can be reached on foot, as can several university campuses as well.







EPC
RATING



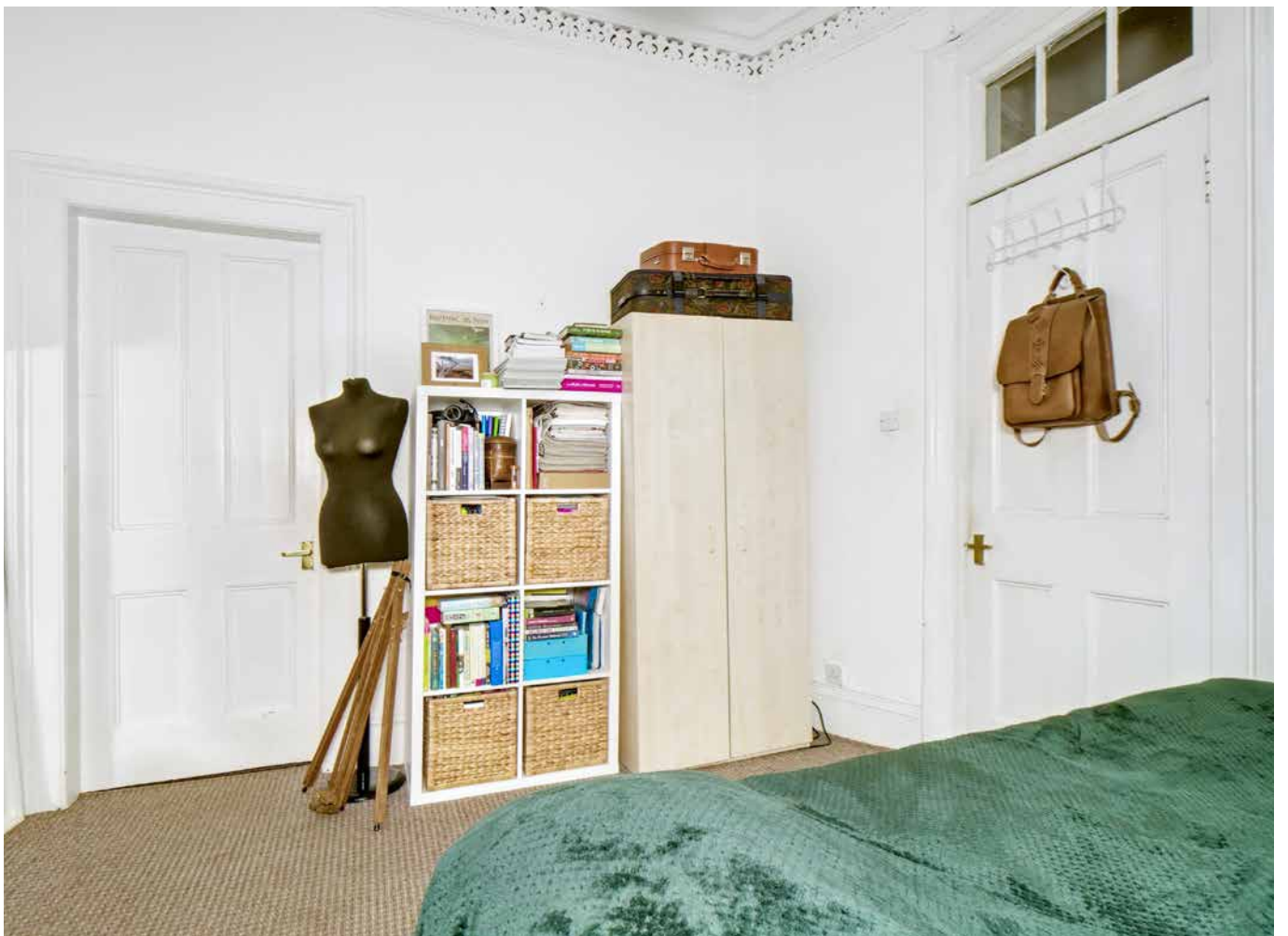
COUNCIL
TAX BAND

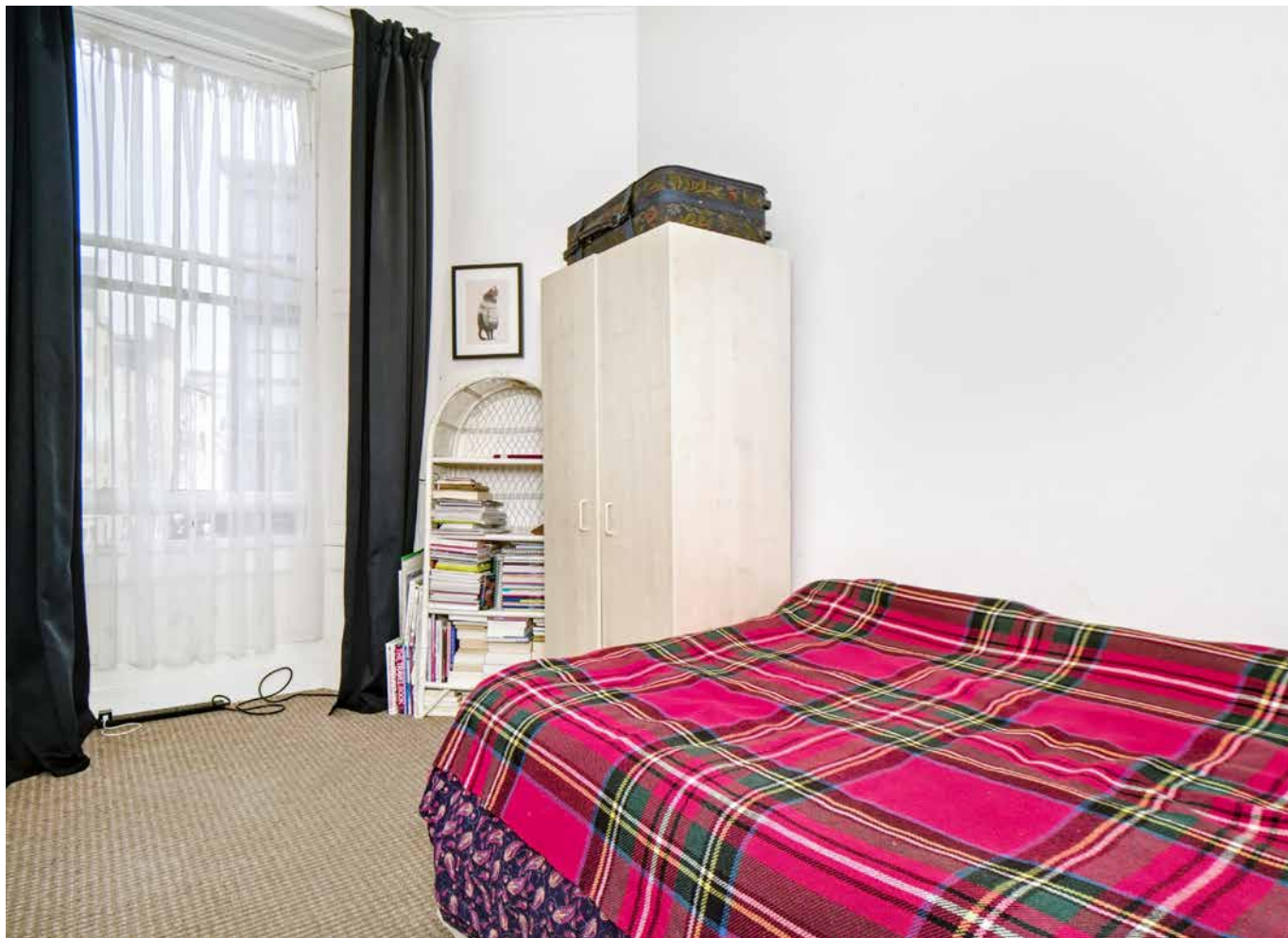
VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- A charming first-floor corner flat
- Part of a handsome traditional building
- Convenient location in Fountainbridge
- Neutral interiors and period details
- Secure telephone-entry system
- Welcoming entrance hall
- Open-plan kitchen/living/dining room
- Kitchen is well-appointed and with a pantry
- Two bright double bedrooms
- One versatile study for home working
- 3pc bathroom with overhead shower
- Mature communal rear garden
- Controlled permit parking (Zone 8)
- Gas central heating throughout via a combi boiler





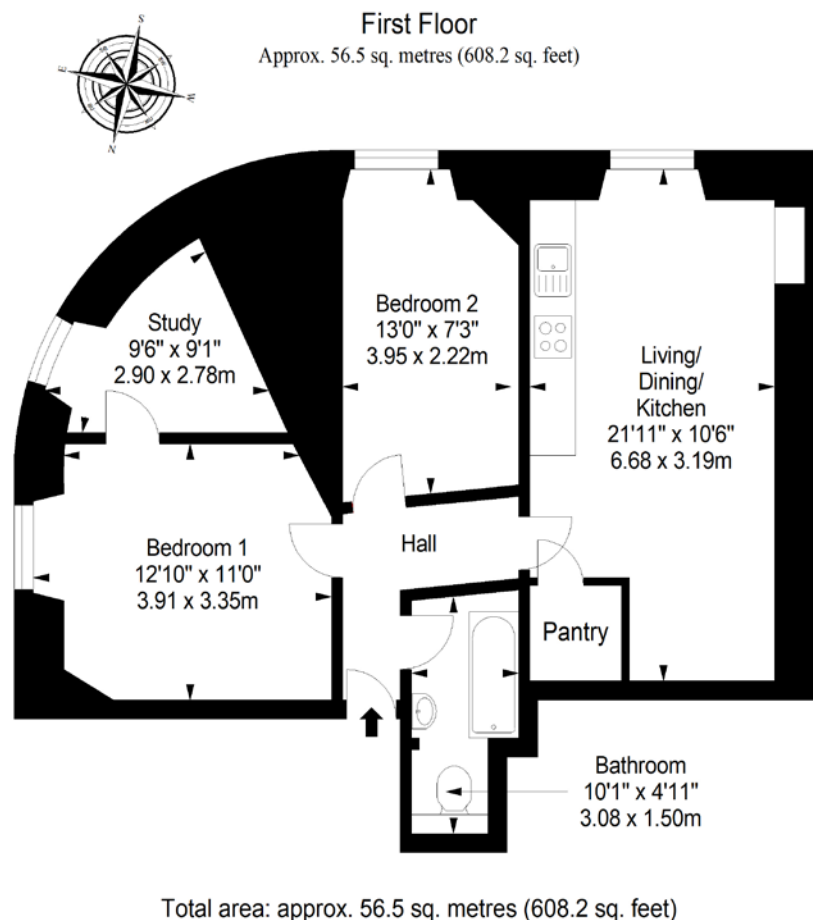


Extras: curtains, an integrated oven and gas hob, a fridge and separate freezer, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.



FOUNTAINBRIDGE

Less than a mile west of Princes Street, and within easy walking distance of the desirable West End and the New Town, as well as the bustling business and finance quarter of Tollcross and Lothian Road, Fountainbridge has undergone significant regeneration and redevelopment since 2011 to become one of the most fashionable residential districts in the capital. Fountainbridge has a proud industrial heritage ranging from rubber manufacturing to brewing, much of which has been sympathetically retained in its traditional tenements and luxury loft-style apartment complexes. Residents of Fountainbridge are spoiled for choice when it comes to leisure and nightlife, with fantastic bars, restaurants, clubs and theatres right on their doorstep. These are supplemented with a multi-screen cinema, a bowling alley and a gym at Fountain Park. Fountainbridge is within the catchment area for excellent public schools and is also well-placed for a choice of independent childcare and schooling options. The area is also popular with students owing to its proximity to the University of Edinburgh, Heriot-Watt University and Edinburgh Napier University. While Fountainbridge provides the perfect base for navigating the city on foot or by bike, the area is also served by fantastic public transport including an extensive bus and tram network, the nearest tram stop being at Haymarket station, which also offers fantastic national rail links.



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