



23/4 Upper Grove Place  
Fountainbridge, Edinburgh, EH3 8AX

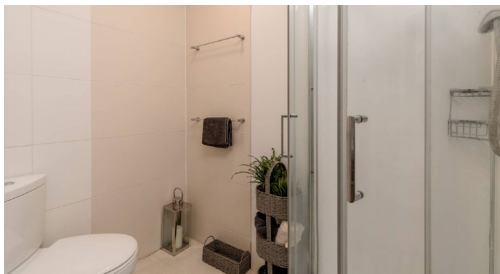
CALL US ON 0131 447 4747



# 23/4 Upper Grove Place, Fountainbridge, Edinburgh, EH3 8AX

Viewing Arrangements: By appointment, please telephone selling agents on 0131 447 4747.

- Shared entry.
- Entrance hall with storage.
- Good-sized living room with space for table & chairs.
- Open access to kitchen with appliances.
- Main double bedroom with fitted storage.
- Further double bedroom.
- Bedroom three/study.
- Shower room.
- Gas central heating.
- Double glazing.
- Original features.
- Communal gardens to rear.
- Permit & metered parking.



## GENERAL DESCRIPTION

A well-presented first floor flat forming part of a traditional tenement building in the vibrant Fountainbridge district of the city within easy walking distance of an excellent range of local amenities and also Edinburgh City Centre. The property would be suitable for a range of buyers

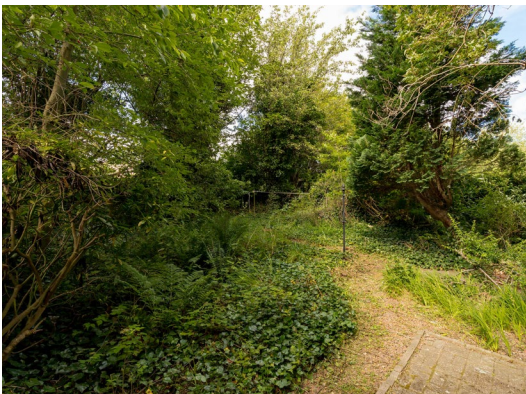
COUNCIL TAX BAND  
TRAIN STATION  
AIRPORT  
BUSES

C.  
APPROXIMATELY 300 METRES TO HAYMARKET TRAIN STATION.  
APPROXIMATELY 7 MILES TO EDINBURGH AIRPORT.  
WITHIN 50 METRES.

## LOCATION

Fountainbridge is centrally located and is within walking distance of Edinburgh City Centre. The property enjoys a prime location, just a short stroll from Haymarket Station, Fountain Park, the Financial District, and the wide array of shops, restaurants, and bars in Edinburgh's West End. Excellent bus services link the neighbourhood to the rest of the city and the tram service which is located 300 meters away gives easy access to Leith and the west of the capital including the Gyle Shopping Centre and Edinburgh Airport. The area offers a great choice of eating and drinking places found at Fountain Park, which covers leisure activities also with a multiplex cinema and gym all within walking distance. There is a full range of banking, building society and Post Office services available at Lothian Road. Princes Street and the city centre are just a fifteen minute walk away. Edinburgh's entertainment facilities tend to be highly concentrated in the city centre also, and this location is perfectly positioned to take advantage of the number of theatres, cinemas, bars and restaurants on offer. The flat is in the catchment area for very reputable schools including Tollcross and St Cuthbert's primary schools and James Gillespie's and St Augustine's High School.

EXTRAS:  
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS AND POLES, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER AND FREESTANDING AUTOMATED WASHING MACHINE. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS. ALL FURNITURE IN THE PROPERTY MAY BE AVAILABLE BY NEGOTIATION.





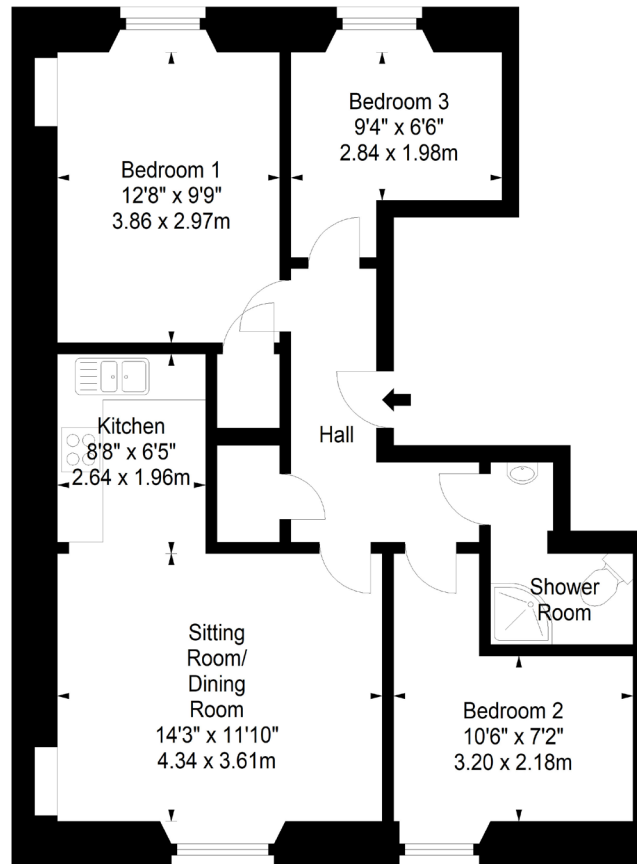
## Upper Grove Place, EH3 8AX



Approx. Gross Internal Area  
695 Sq Ft - 64.57 Sq M  
For identification only. Not to scale.  
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**ENERGY PERFORMANCE  
CERTIFICATE RATING C**



First Floor