



16 (1F2) Upper Grove Place, Edinburgh, EH3 8AU

*Well-presented one bedroom first floor first flat close to excellent amenities*

URQUHARTS  
EDINBURGH



## DESCRIPTION

16 (1F2) or flat 4 Upper Grove Place is a well-presented and spacious one bedroom first floor flat situated in the popular residential area of Fountainbridge. The location is superb with excellent local amenities and is a convenient walking distance from the city centre & surrounding areas.

Entrance hall; bright open plan living room / dining room overlooking the rear; fitted kitchen with wall and base units and appliances; good-sized double bedroom to the front; bathroom; and separate WC.

## ACCOMMODATION

Entrance hall. Living room / dining room. Kitchen. Double bedroom. Bathroom. WC

Gas central heating. Double glazing Communal rear garden. Residents permit and pay & display on street parking.

## LOCATION

Upper Grove Place is situated in the popular residential area of Fountainbridge, neighbouring the popular districts of Tollcross, West end and Haymarket. The property is

ideally located to make the most of city centre living with an excellent range of amenities, from restaurants, bars, coffee shops, takeaways, and convenience stores, to historical places of interest and culture, including Edinburgh Castle, Grassmarket and The Royal Mile. Fountain Park Leisure complex with a Health Club, bowling alley, multiplex cinema, bars, and restaurants is within walking distance from the property, and pleasant walks can be taken along the Union Canal, which has undergone extensive renovation over the years. The green open spaces of The Meadows and Bruntsfield Links are also a short distance away. Schooling is well represented from nursery to senior level, with various Edinburgh and Napier Universities within proximity. Haymarket train station and tram stop are virtually on the doorstep offering fantastic commuter access, with regular bus services operating to and from the city centre and to surrounding areas. The city bypass is easily accessible offering routes to the main motorway networks as well as Edinburgh International Airport (which can also be reached by tram), and the Forth Road Bridge/Queensferry Crossing heading North.

## INCLUDED IN SALE

All fitted floor coverings, light fittings, blinds, and kitchen appliances. Some furniture may be available by negotiation.

## PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

## HOME REPORT

The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

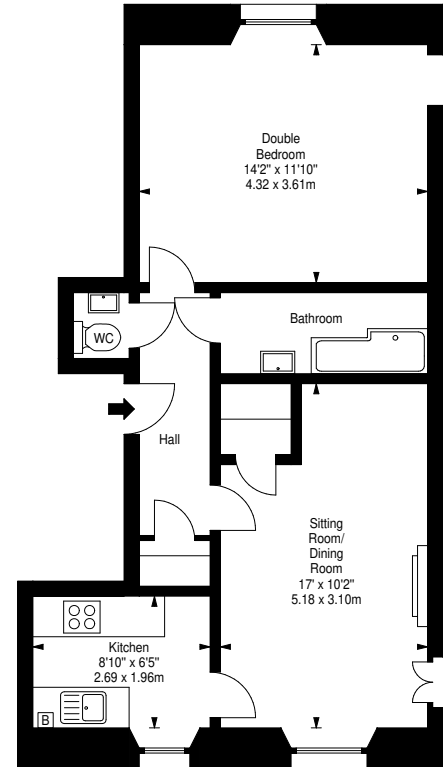
The property has a Council Tax Band **B**

The property has an Energy Rating Category **C**

Flat 4,  
16 Upper Grove Place, EH3 8AU



Approx. Gross Internal Area  
542 Sq Ft - 50.35 Sq M  
For identification only. Not to scale.  
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First Floor



## NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).