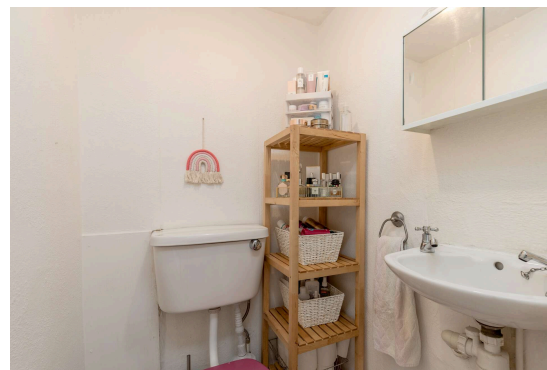
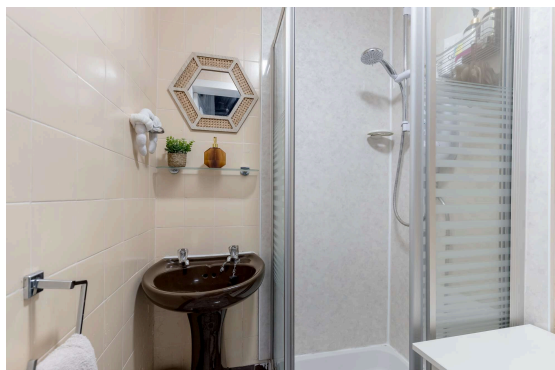


**52/5 Grove Street  
Edinburgh EH3 8AT**

**Offers Over £220,000**

- Spacious two bed property
- Prime location
- Open plan Lounge/kitchen
- Two well proportioned bedrooms
- Shower room
- WC
- Communal Gardens
- Resident permit parking

**Council Tax Band: C**  
**Tenure: Freehold**  
**Annual Service Charge: N**  
**Shared Ownership: N**





## Second Floor Flat

Blair Cadell are delighted to present this spacious two-bedroom flat, located on the second floor of a well-maintained tenement within the vibrant Fountainbridge area of the City. Just a short walk from Haymarket and Princes Street, this charming property offers an ideal blend of city living and period character, and is sure to appeal to a wide range of buyers.

The property comprises, entrance hallway with access to attic, bright lounge/diner with Edinburgh press, the kitchen provides ample wall and floor mounted storage, electric oven and hob, a generously sized double bedroom with beautiful ornate cornicing and rose, a second well proportioned double bedroom, shower room with separate WC. The property further benefits from electric heating and double glazing ensuring energy efficiency. Externally there is a communal garden and residents permit parking.

Fountainbridge is a superb central location, within easy walking distance of Edinburgh city centre. Just a short stroll from Haymarket Station, Fountain Park, and the vibrant Financial District, the area also enjoys close proximity to the shops, restaurants, and bars of the West End.

Residents benefit from excellent transport links, including frequent bus services and the tram line, which provides convenient access to destinations such as the Gyle Shopping Centre and Edinburgh Airport.

Fountain Park offers a great variety of leisure and entertainment options, including a multiplex cinema, gym, and numerous places to eat and drink—all within walking distance. Everyday essentials are easily accessible too, with full banking, building society, and Post Office services located on nearby Lothian Road.

Princes Street and the city centre can be reached in just fifteen minutes on foot, placing a wide array of retail, dining, and entertainment venues within easy reach. This location is ideally positioned for enjoying the best of Edinburgh's cultural and social scene, including its renowned theatres, cinemas, and nightlife.

**Viewing by appointment 0131 337 1800**





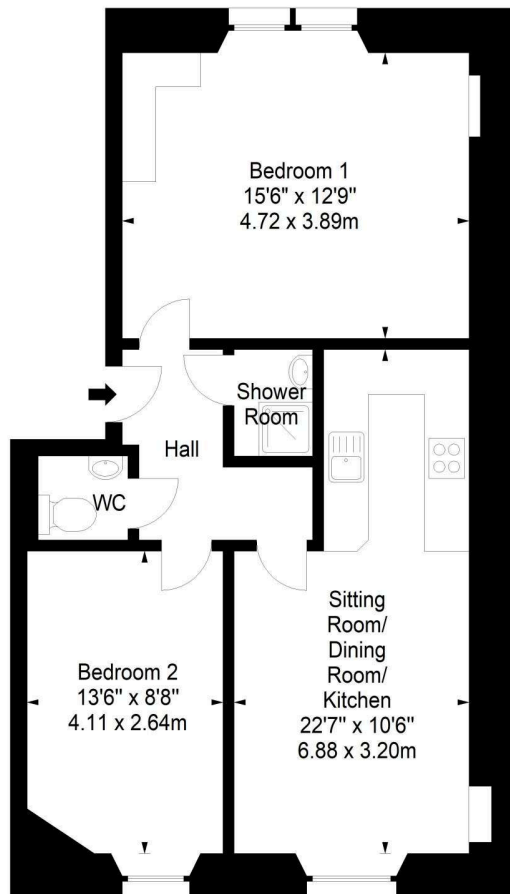




Grove Street,  
Edinburgh,  
Midlothian, EH3 8AT



Approx. Gross Internal Area  
646 Sq Ft - 60.01 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Second Floor



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