



Solicitors & Estate Agents









Offers Over

£345,000

109/2 Grove Street

Fountainbridge | Edinburgh | EH3 8AB

Neilsons are proud to present to the market this outstanding duplex flat, forming part of an attractive and well-maintained tenement building set within a highly desirable pocket of Fountainbridge. Perfectly positioned close to an excellent selection of amenities, cafes, and transport links, this stylish property will undoubtedly appeal to professionals, investors, and those seeking an enviable city lifestyle.

-  3 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Permit Parking
-  EPC Rating – D
-  Council Tax Band - D



Description

A sophisticated blend of period charm and contemporary refinement, this exceptional two-level residence offers a truly distinguished living experience. Thoughtfully designed to maximise both space and light, the first floor presents a magnificent open-plan kitchen and dining area — the true heart of the home — where sleek, high-quality finishes meet generous proportions, perfect for both relaxed family gatherings and elegant entertaining. A separate reception room offers a more intimate space for unwinding, beautifully lit through large windows that invite in an abundance of natural light. Completing this level is a stylish, modern bathroom and a well-sized second bedroom, ideal for guests, family, or use as a private study or creative space. The second floor is a sanctuary of luxury. Here, the principal bedroom offers a serene retreat, complete with a spacious walk-in wardrobe that provides both practicality and indulgence. A second well-proportioned bedroom is complemented by a contemporary shower room, designed with premium fixtures and a timeless aesthetic. Every element of the upper floor has been carefully curated to offer comfort, privacy, and a sense of everyday luxury. Finished to an impeccable standard throughout, this stunning home promises not only a refined lifestyle but also remarkable flexibility — whether you're hosting vibrant gatherings, enjoying quiet evenings, or working from the comfort of home. With its stylish interiors, versatile layout, and attention to detail, this residence is a rare opportunity for discerning buyers seeking something truly special.



Built in circa 1890, the building itself forms part of St. Cuthberts diary which has direct ties to Sir Sean Connery.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Parking

Residents benefit from the availability of on-street permit parking within close proximity, offering daily convenience and peace of mind. For visiting guests, a range of nearby pay-and-display parking spaces ensures ease of access at all times.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

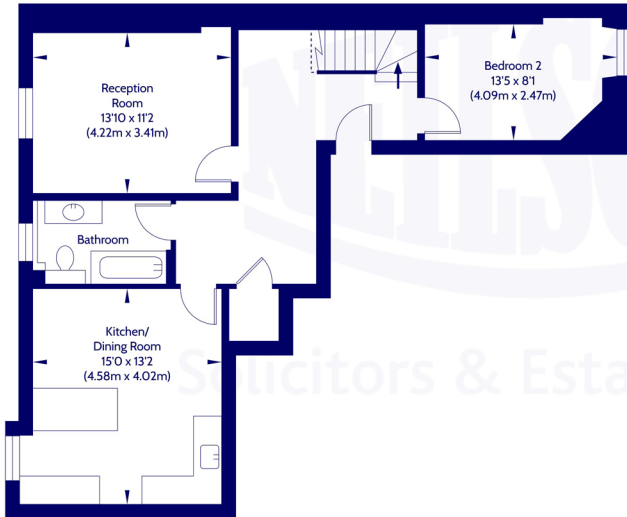
The property is located within the sought-after and high amenity area of Fountainbridge within easy reach of Haymarket and Tollcross. Offering an extensive range of cosmopolitan bars, restaurants and bistros with the Fountain Park Leisure complex on hand hosting a multiscreen cinema, ten-pin bowling and fitness centre. Fountainbridge offers an extensive selection of every day shops and services with Bruntsfield and Morningside slightly further afield offering a wider selection including a Waitrose and Marks & Spencers. Excellent public transport services provide quick and easy access into the city centre and beyond with Haymarket train station within easy reach. Reputable schooling is also on hand for those with children.



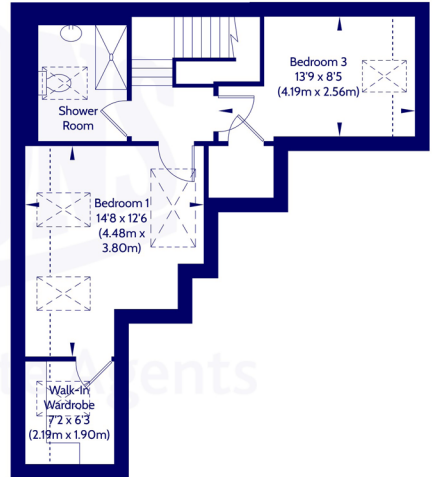


Approx. Gross Internal Floor Area 106.2 Sq M / 1143 Sq Ft.

First Floor



Second Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

