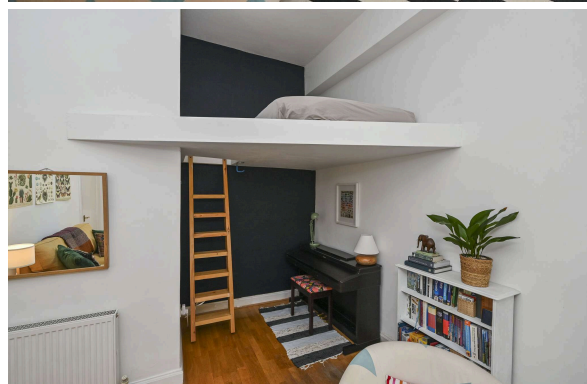




48/1 Grove Street  
FOUNTAINBRIDGE | EDINBURGH | EH3 8AT

  
**warners**  
solicitors & estate agents





## 48/1 Grove Street, Fountainbridge

FOUNTAINBRIDGE | EDINBURGH | EH3 8AT

This exceptionally well presented 2 bed traditional ground floor flat has been nicely finished off with stylish fittings and has the benefit of a small private front garden and sunny shared grounds to rear. The location is perfect for sampling all the City Centre attractions and has easy access to Haymarket Railway Station, trams and buses.

Viewing is highly recommended to appreciate this lovely city centre home. A charming living/dining room with a feature fireplace and platform storage area benefits from plenty of natural sunlight through the west facing window looking out across the leafy shared garden. Lying off the public room is the well fitted kitchen offering a range of pale tone storage units and solid wood worktops, also with a window to the garden. Bedroom 1 is enhanced by decorative cornicework and benefits from an en-suite shower-room with large cubicle and rainfall shower. Like bedroom 1, the second bedroom faces out to mature shrubs within the private front garden. Contemporary style fittings are in place within the shower-room and WC located off the entrance hallway.

- Entrance hall/deep store cupboard
- Living/dining room with fireplace
- Well fitted kitchen
- Twin window principal bedroom with en-suite
- Bedroom 2
- Shower-room
- Separate WC
- Gas central heating
- Secondary glazing to front
- Well stocked private front garden
- West facing shared rear garden
- Permit parking

EPC Band C, Council Tax C

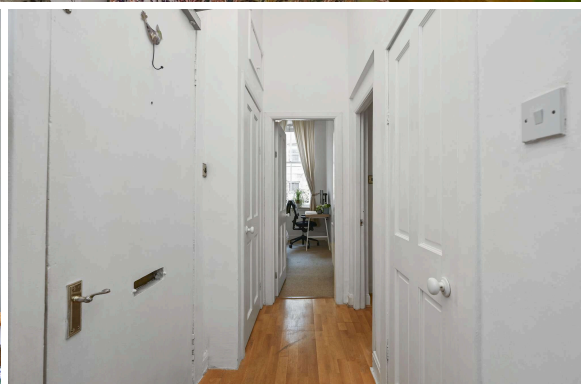
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

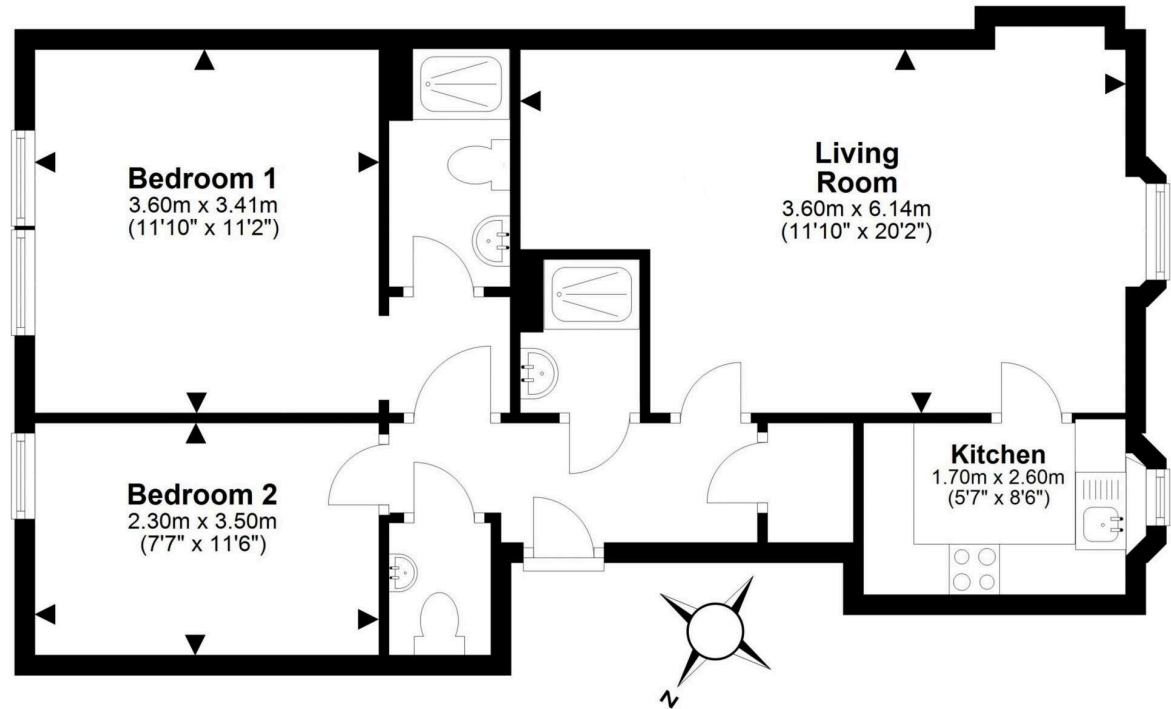




Fountainbridge lies around half a mile west of Edinburgh City Centre, adjoining Tollcross, Bruntsfield, Dalry and Haymarket. The eastern end of the Union Canal, which has been tastefully renovated over recent years, starts here. The City Centre is an easy commute with Lothian Road, Edinburgh's new Financial District and Haymarket train station within walking distance. There is also easy access to the open spaces of the Meadows, Edinburgh Art College and Edinburgh University. Local amenities include a wide range of shops, restaurants, bars and bistros as well as the Fountain Park Leisure Complex and the many theatres of Edinburgh's West End.

All fixtures, fittings, curtains and blinds, the cooker, fridge, freezer, dishwasher and washing machine are included in the sale while any other furniture or mattresses can be available with separate negotiation.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.