

COULTERS<sup>©</sup>

# 21/6 UPPER GROVE PLACE

FOUNTAINBRIDGE, EDINBURGH, EH3 8AX

 2 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

21/6 Upper Grove Place is a beautifully presented, two bedroom second floor flat forming part of a traditional tenement, tucked away but within walking distance of the city centre. The home benefits from fine period features such as high ceilings, decorative cornice work, press cupboard, paired with contemporary upgrades and finishes.

The bright and spacious sitting room is spacious with ample space for a dining table and chairs in addition to the comfortable seating area. There is a particularly large storage cupboard just off the sitting room which is complemented by two further cupboards off the hall, making this flat particularly generous in its storage offering.

Fitted with wall and base mounted units, the stylish internal kitchen benefits from integrated appliances including an oven, hob, microwave and fridge with freezer compartment. There are two bright, smartly presented bedrooms to the rear of the property, one of which is currently used as a home office. A modern shower room (with shower cubicle, WC and wash hand basin) completes the internal accommodation.

## KEY FEATURES



Two bedroom second floor flat.



Beautifully presented throughout.



Shared gardens to the rear.



Permit parking available.



Haymarket just a ten minute walk away.



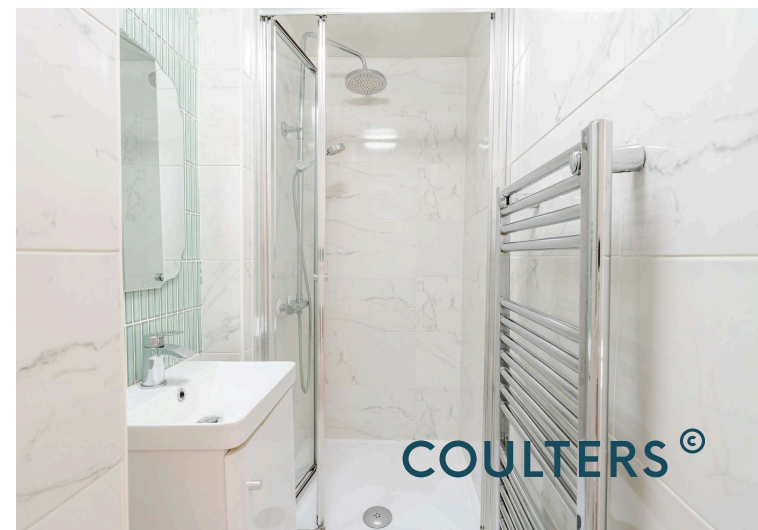
Shops, cafes and restaurants on the doorstep.



EPC Rating - C



Council Tax Band - B



Heating and hot water is provided by gas central heating and there is double glazing.

Externally there is a shared garden to rear and on street permit holder parking is available on the street outside.

## EXTRAS

All blinds, curtains, light fittings, floor coverings and white goods are included in the sale price. Some additional items may be available by separate negotiation.

# THE LOCAL AREA

Fountainbridge is a popular location within Edinburgh's city centre and is situated just minutes from Haymarket, the financial district, and Edinburgh's prestigious West End. The property itself, is located just a short stroll from the Union Canal with its walkways and cycle paths and is around a 15-minute walk to the open green spaces of the Meadows and Bruntsfield Links. There are a wide range of amenities on the doorstep including Fountain Park which offers a multi-screen cinema, health club, restaurants, bowling alley and bars. Nearby Lothian Road and Tollcross provide an abundance of entertainment options with cinemas, theatres and venues all walkable distance, including The Cameo, Filmhouse, The Lyceum and the Usher Hall amongst others. Haymarket Railway Station and the Edinburgh Airport Tram Link are a just under 10 minutes' walk and regular bus services allow ease of travel around the city and beyond.

**HOME REPORT VALUATION: £230,000**



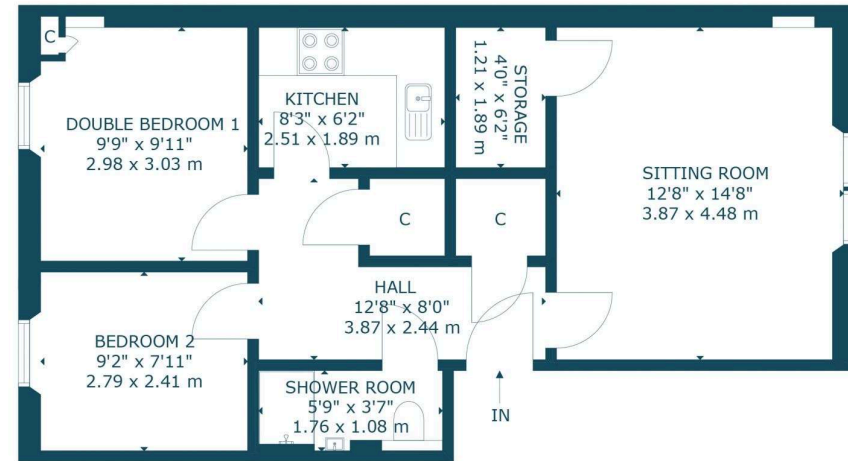
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SECOND FLOOR

21-6 UPPER GROVE PLACE, EDINBURGH, EH3 8AX  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 594 SQ FT / 55 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.