



CLANCYS

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90/5 (2F3) Grove Street,

Edinburgh, EH3 8AP



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FREEHOLD

Description

Excellent Development Potential: An opportunity to acquire a large 3 bedroom second floor property within an A-Listed traditional tenement property of significant architectural importance. The property now requires full refurbishment and is being sold as seen. Presently the accommodation consists of three bedrooms, a bathroom and large living room/dining kitchen, however the layout is very adaptable and could go on to form a superb home, three or four bedroom HMO or even split to form two flats, all subject to the necessary planning permissions and warranties being obtained. Viewing is recommended.

Location

90 Grove Street is situated in the highly sought-after Fountainbridge / West End area of Edinburgh, offering a prime city-centre location within easy walking distance of Haymarket Station, tram services to Edinburgh Airport, and the shops, restaurants and cultural attractions of Lothian Road, Princes Street and George Street.

The area is well served by a selection of highly regarded local schools, including Tollcross Primary School and Boroughmuir High School, making it appealing to families as well as professionals. Local amenities include cafés, bars, supermarkets and the popular Fountain Park Leisure Complex, while the Union Canal towpath, The Meadows and Bruntsfield Links provide excellent outdoor space nearby.

The location also benefits from close proximity to the £350 million Haymarket mixed-use development, which is transforming the area with new offices, public realm, retail and hospitality, further enhancing its long-term appeal.

Well connected by frequent bus services and combining traditional architecture with continued regeneration, this is a highly desirable and convenient city-centre location.

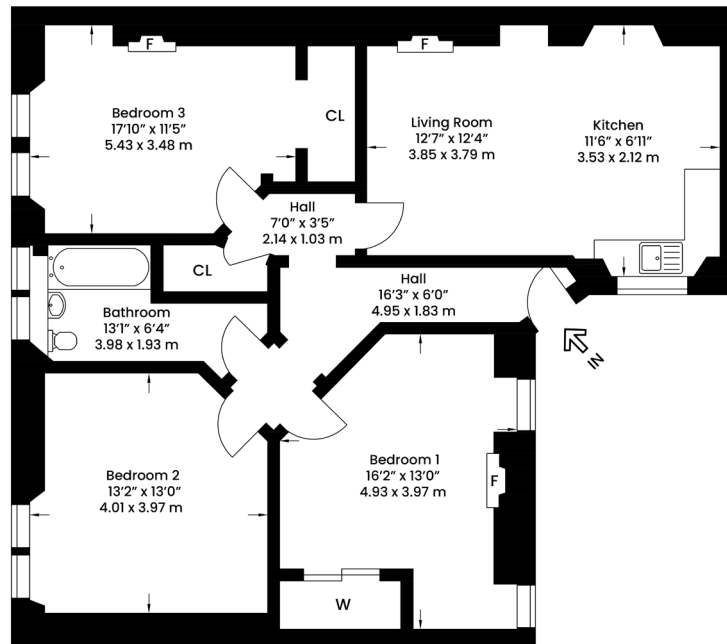
Note It should be noted that no warranties or guarantees will be given this property is being sold as seen.

Features

- Entrance hall
- Living room
- Kitchen
- 3 Bedrooms
- 1 Bathroom
- Communal garden
- EPC rating - F
- Council Tax Band - D
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
vistaBee 2026

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DISCLAIMER These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

