



6/2 Grosvenor Street

Edinburgh, EH12 5EG



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97sqm

EPC

C

AS Anderson
Strathern

6/2 Grosvenor Street

Edinburgh, EH12 5EG

Forming part of an elegant period townhouse, this spacious first-floor flat offers well-presented accommodation extending to approximately 97 sq m. The property successfully combines traditional character with modern comforts, creating a highly flexible home within a desirable Edinburgh setting.

The accommodation is centred around a welcoming entrance hall, leading to an impressive principal reception room of exceptional proportions. A second public room offers excellent versatility and could serve as a formal dining room, an additional living space, a home office, or a spacious second double bedroom, depending on individual requirements. The well-appointed kitchen is positioned off the main living area, providing a practical layout for both everyday living and entertaining.

The generous double bedroom is particularly well proportioned, while the modern shower room and separate WC add further practicality. Large double-glazed timber windows maximise natural light throughout the apartment, enhancing the sense of space and contributing to a bright, airy atmosphere.

Offering a desirable combination of character, flexibility, and generous accommodation, this impressive period property is well suited to a variety of buyers seeking a spacious home in a prime city location.

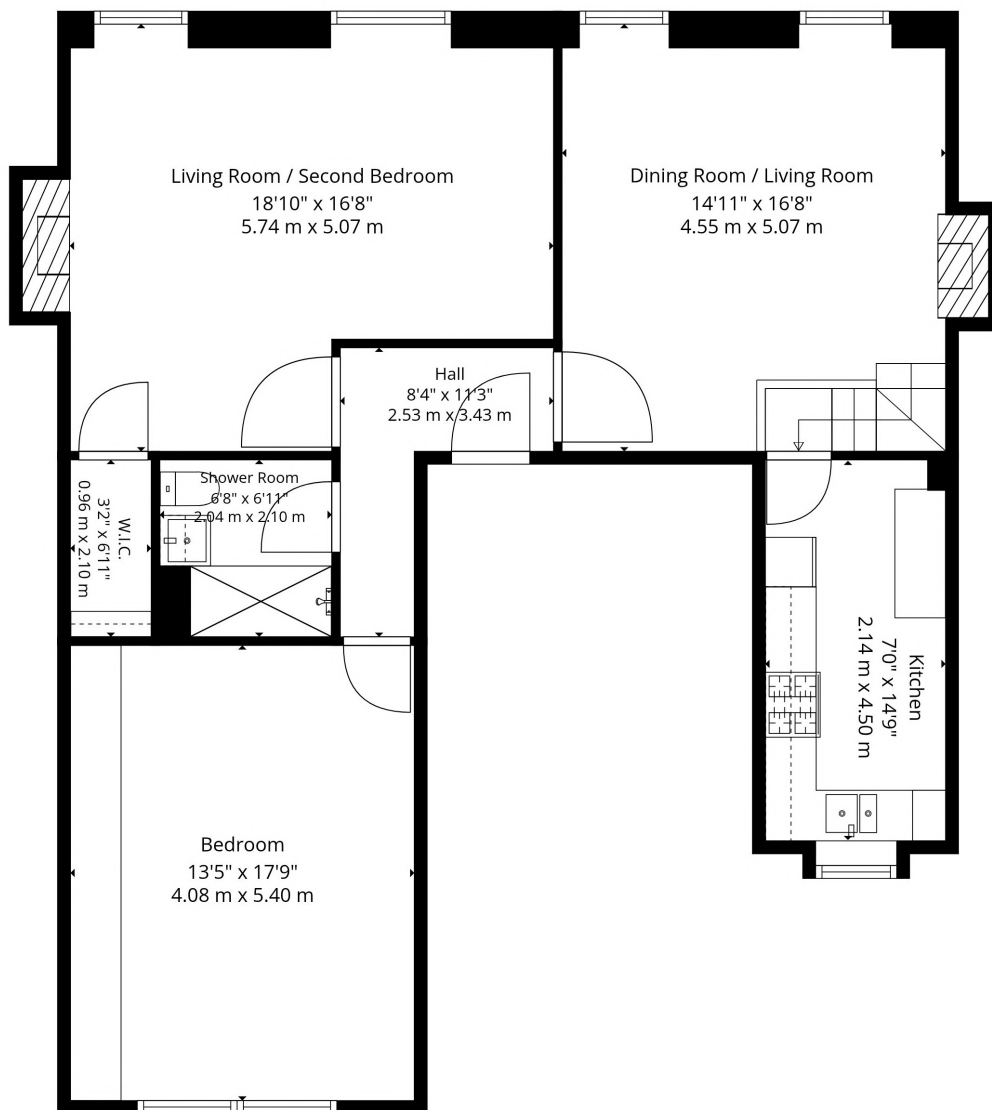
Property features

- Spacious first-floor converted flat
- Two double bedrooms
- Flexible layout
- Gas central heating
- Double glazing
- Secure entry phone system
- On-street parking
- Beautiful period stone building









Total: 998 sq. Ft, 93 m2

1st Floor: 998 sq. Ft, 93 m2

Excluded Areas: Bay Window: 4 sq. Ft, 0 M2, Fireplace: 21 sq. Ft, 2 M2, Walls: 103 sq. Ft, 9 m2

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated appliances, light fittings and fixtures. Free-standing appliances may be available by separate negotiation.

Council Tax band F

The building is factored by Charles White at an approximate cost of £1630 p/a.

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

espc

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