



CLANCYS

clancys-solicitors.co.uk

131/13 Grove Street,

Edinburgh, EH3 8AA

| | | | | |
|--|--|--|--|---|
|  1 |  1 |  1 |  1 |  FREEHOLD |
|--|--|--|--|---|

Description

An excellent opportunity has arisen to acquire this lovely 1-bedroom top floor flat, forming part of a traditional tenement that is ideally situated on a relatively quiet one-way street in Edinburgh's city centre, thereby offering quick access to a wide range of shopping, services and transport links. The property is presented to be marketed in good order and has been painted in neutral tones. The accommodation briefly comprises a welcoming entrance hall, a bright and spacious living/dining room with fitted kitchen off. The large light and airy double bedroom provides a quiet retreat and the accommodation is completed with a WC and separate shower room. The property further benefits from gas central heating, double glazing, a secure entry system and access to a communal garden. This property will appeal to a variety of buyers and viewing is highly recommended.

Location

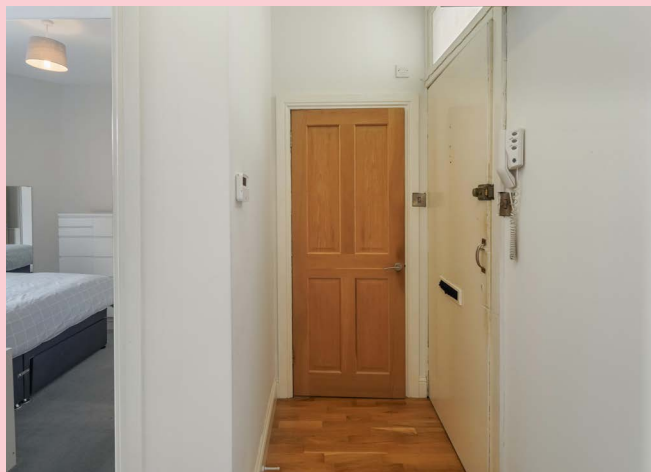
Fountainbridge lies around half a mile west of Edinburgh City Centre, adjoining Tollcross, Bruntsfield, Dalry and Haymarket. The eastern end of the Union Canal, which has been tastefully renovated over recent years, starts here. The City Centre is an easy commute with Lothian Road, Edinburgh's new Financial 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.

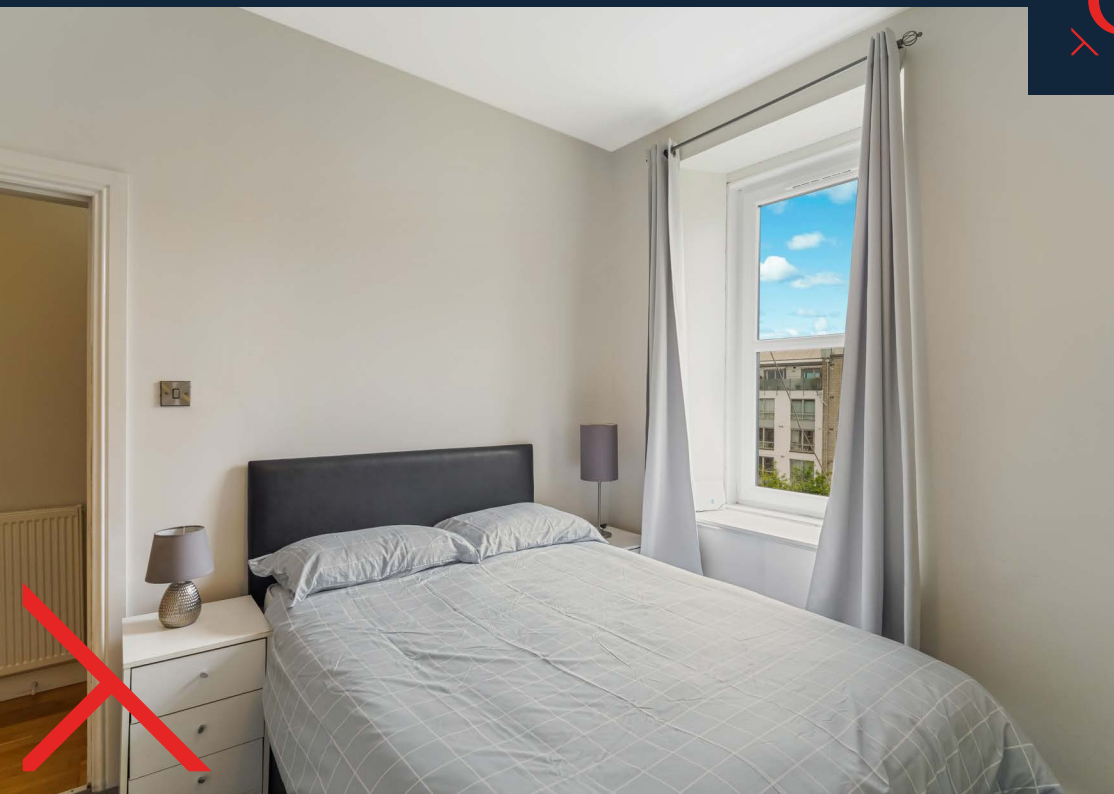
Extras

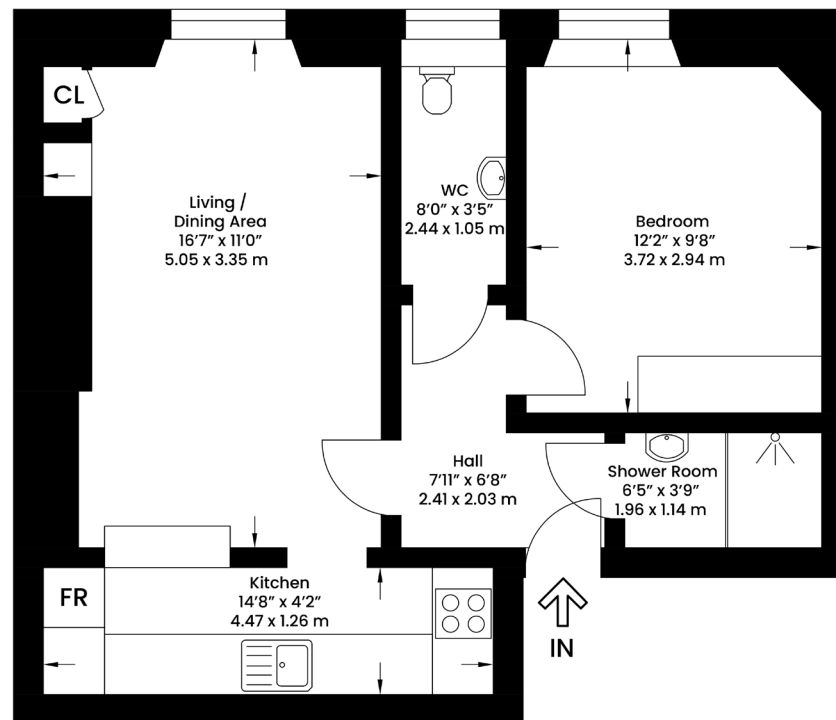
All fitted floor coverings. It should be noted that no warranties or guarantees will be given for appliances.

Features

- Entrance hall
- EPC rating - C
- Living/Dining room
- Council Tax Band – B
- Kitchen
- Tenure - Freehold
- 1 Bedroom
- 1 Shower room
- WC
- Gas central heating
- Double glazing
- Communal garden







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



T 0131 337 7771 E info@clancys-solicitors.co.uk A 20-22 Torphichen Street, Edinburgh, EH3 8JB

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.