

# G/2, 9 Upper Grove Place

EDINBURGH, EH3 8AY



*SPACIOUS ONE BEDROOM GROUND FLOOR FLAT  
IN EDINBURGH'S FOUNTAINBRIDGE AREA*



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McEwan Fraser Legal is delighted to present this one-bedroom ground-floor flat in Fountainbridge. The property is in walk-in condition having been well looked after by the current owner. Inside, the property comprises of:

- Fully equipped kitchen accessed from the living room, with fan oven and hob
- Rear-facing spacious living area
- One large bedroom and storage space is wall mounted yet free-standing
- A shower room in keeping with the property dimensions and is modern

In addition to this, the property includes central heating, double glazed windows and gas central heating.

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**G/2, 9 Upper Grove Place**

the lounge



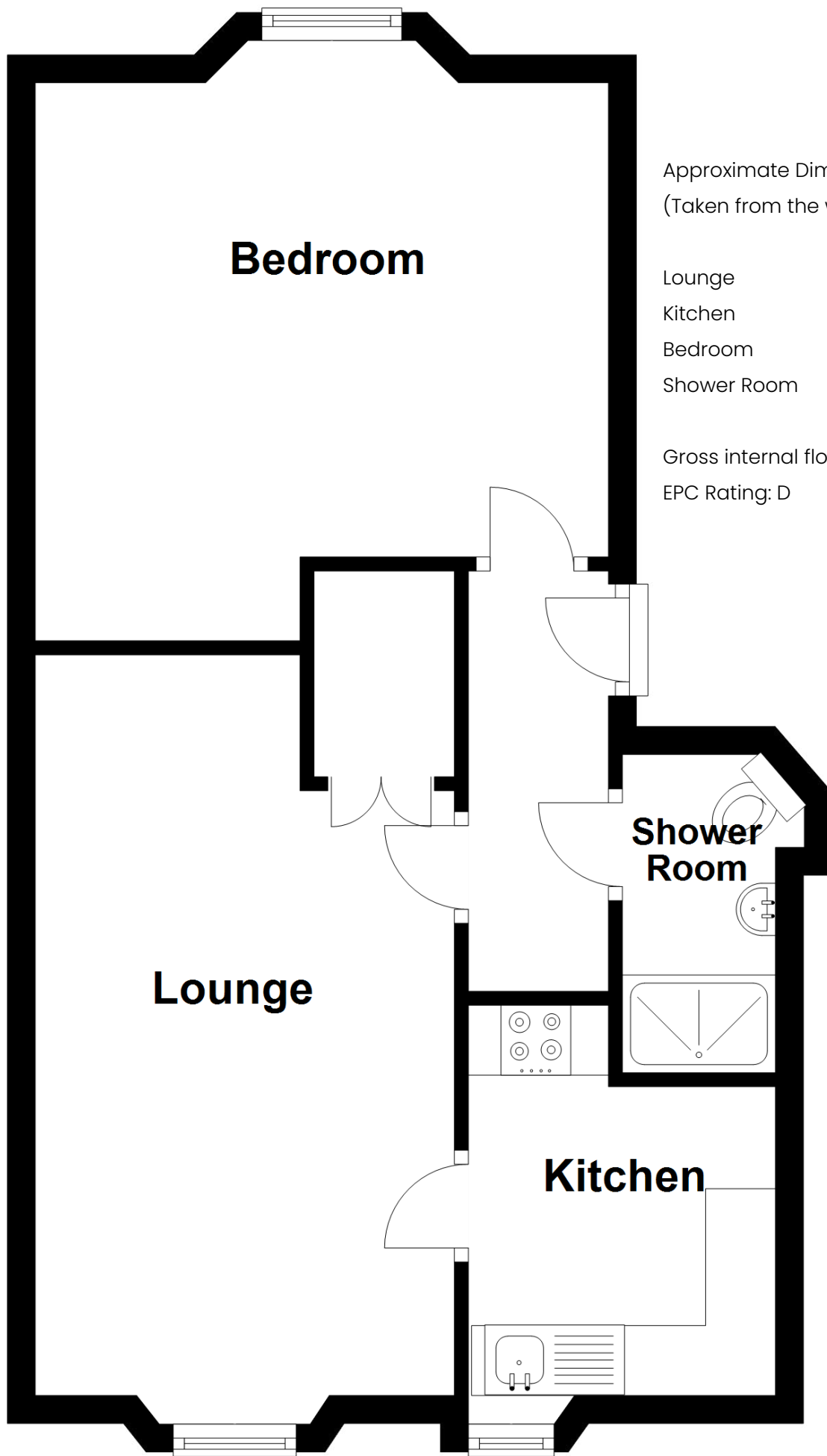
the kitchen



the bedroom





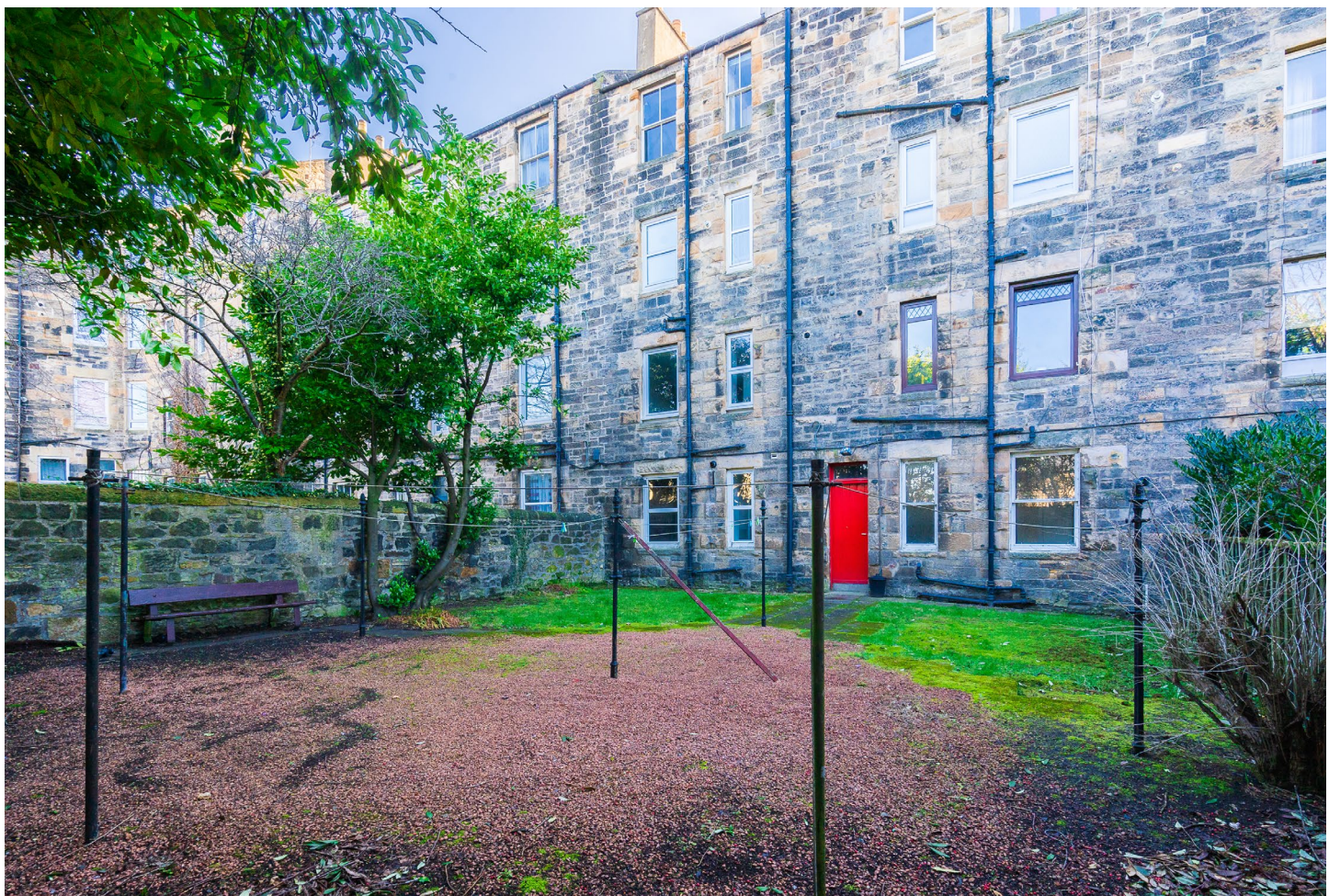


Approximate Dimensions  
(Taken from the widest point)

Lounge	5.30m (17'5") x 3.00m (9'10")
Kitchen	3.00m (9'10") x 2.20m (7'3")
Bedroom	4.10m (13'6") x 4.00m (13'2")
Shower Room	2.28m (7'6") x 1.15m (3'9")

Gross internal floor area (m<sup>2</sup>): 45m<sup>2</sup>

EPC Rating: D





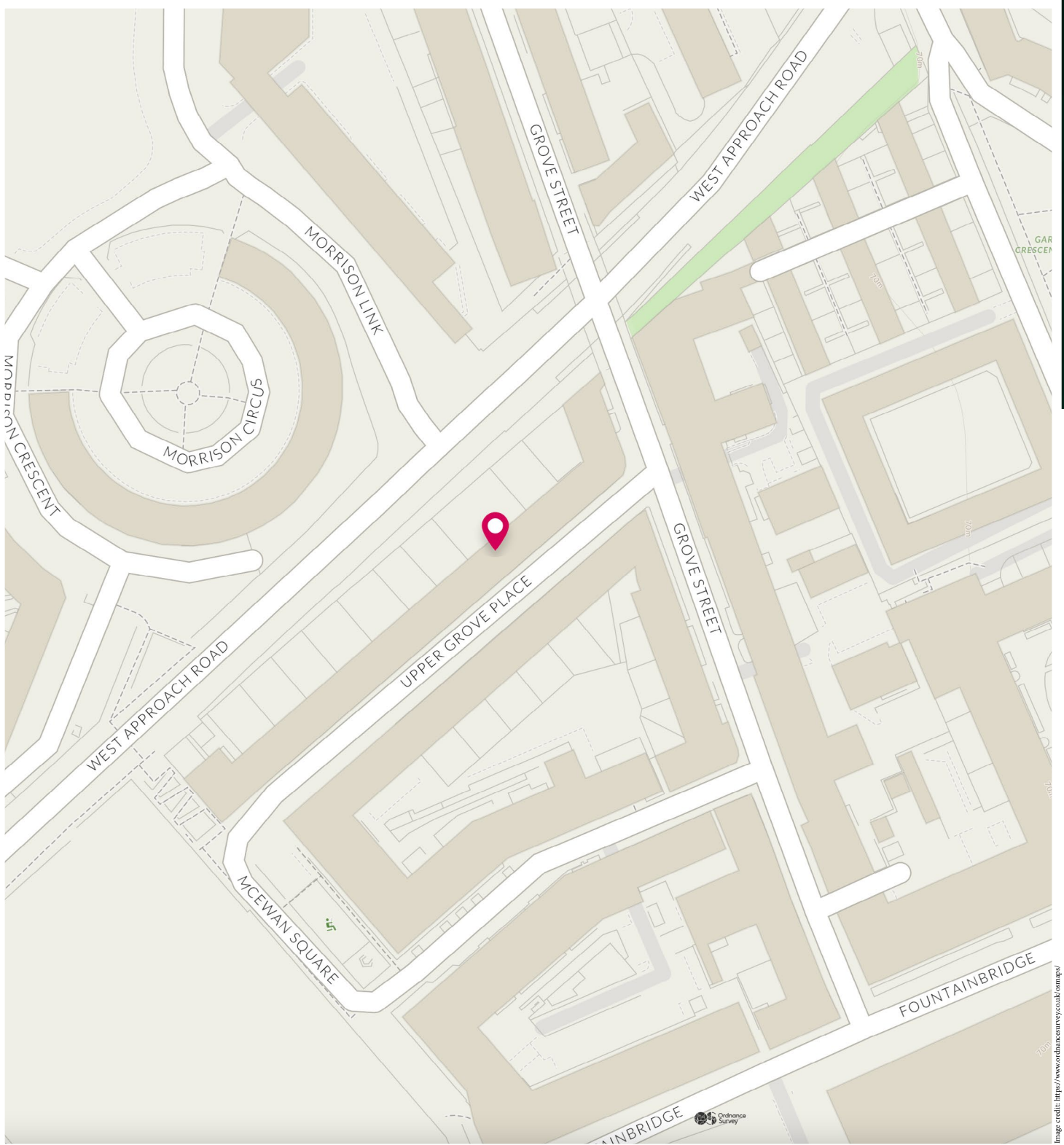


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Fountainbridge is centrally located and is within walking distance of Edinburgh city centre. The property on offer also resides within walking distance to Edinburgh's financial district, with Haymarket Railway Station just a ten-minute walk away for further commuting. Excellent bus services link the neighbourhood to the rest of the city and the new tram service gives easy access to the west of the capital including the Gyle Shopping Centre and Edinburgh Airport.

The area offers a great choice of eating and drinking places found at Fountain park, which covers leisure activities also with a multiplex cinema and gym all within walking distance. There is a full range of banking, building society and Post Office services available at Lothian Road. Princes Street and the city centre are just a fifteen minute walk away. Edinburgh's entertainment facilities tend to be highly concentrated in the city centre also, and this properties location is perfectly positioned to take advantage of the number of theatres, cinemas, bars and restaurants on offer.

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# McEwan Fraser Legal

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