

12/3 Upper Grove Place

EDINBURGH, EH3 8AU



*TRADITIONAL FIRST-FLOOR THREE-BEDROOM
APARTMENT WITH BRIGHT OPEN-PLAN LIVING*



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Situated on the desirable Upper Grove Place, this impressive first-floor apartment offers a superb balance of space, character, and modern convenience, making it an ideal home for a range of buyers.

The heart of the property is the beautifully presented open-plan kitchen and living area. This well-proportioned space is flooded with natural light thanks to an expansive feature window, which frames peaceful, private views over the greenery to the rear of the building, an exceptional focal point that enhances the sense of tranquillity. The kitchen itself is thoughtfully designed to maximise both functionality and style, offering ample storage, a tiled splashback, and integrated appliances including an oven and gas hob.



The accommodation comprises three generously sized bedrooms. Two are particularly spacious doubles, each benefiting from charming original shutters alongside newly installed windows, blending period character with modern efficiency. The third bedroom is also well-proportioned and enjoys pleasant outlooks over the rear garden, making it equally suitable as a bedroom, guest room, or home office.





Bedroom 2





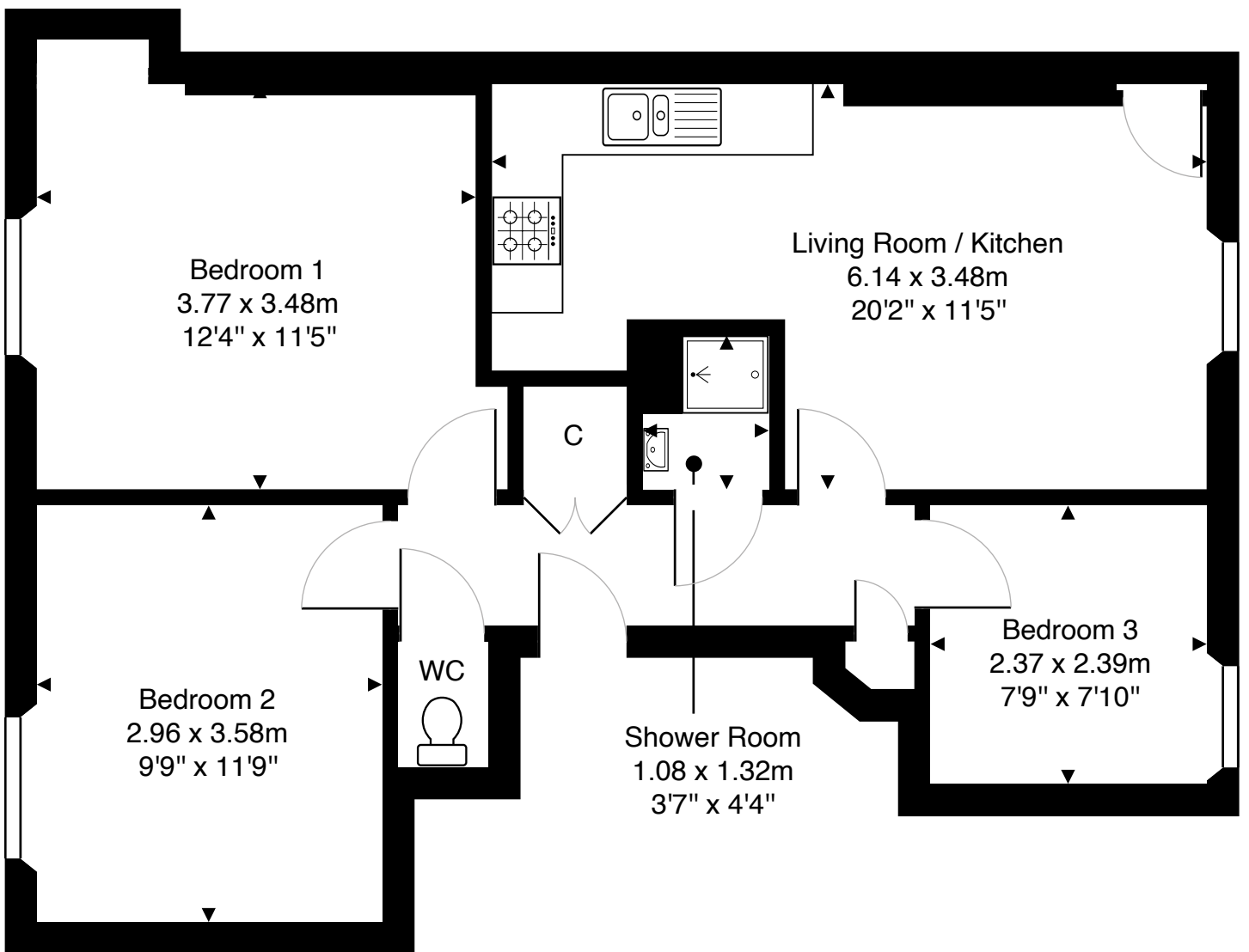
Bedroom 3





The property further benefits from a contemporary shower room complete with a heated towel rail, as well as a separate WC for added convenience.





Gross internal floor area (m²): 56m²

EPC Rating: C



Additional features include access to a well-maintained communal garden, double glazing throughout, and a modern combi boiler, ensuring comfort and efficiency year-round.

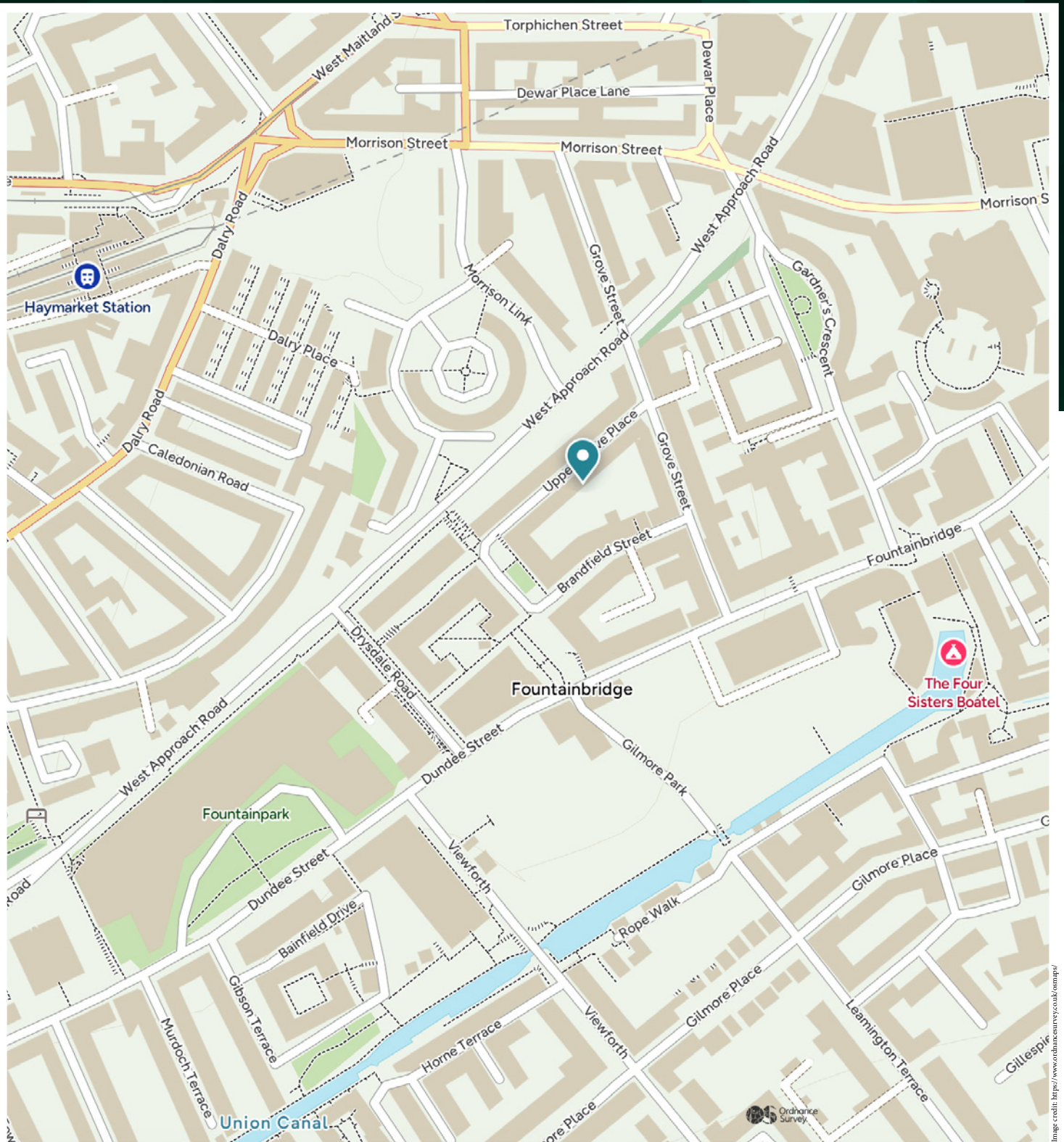




Upper Grove Place is quietly positioned within the highly sought-after Fountainbridge district, just a short walk from Edinburgh's vibrant West End and city centre. This central location offers immediate access to a superb range of amenities, including independent cafés, restaurants, bars, and everyday shopping facilities, all within easy reach.

The property is ideally placed for transport links, with Haymarket Station only a few minutes' walk away, providing excellent rail and tram connections across the city and beyond. The area is also well-served by regular bus routes.

Fountainbridge itself is a popular urban neighbourhood, known for its mix of traditional tenements and modern developments, and its proximity to the Union Canal and Edinburgh International Conference Centre. Despite its central position, Upper Grove Place is a quieter cul-de-sac setting, offering a more peaceful residential feel while remaining within walking distance of everything the city centre has to offer.



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THE SUNDAY TIMES
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