

10/4 Upper Grove Place

FOUNTAINBRIDGE, EDINBURGH, EH3 8AU



*TWO BEDROOM FLAT IN EDINBURGH'S
POPULAR FOUNTAINBRIDGE AREA*



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McEwan Fraser Legal is delighted to present this two-bedroom flat in Fountainbridge. Inside, the property comprises of:

- Fully equipped internal spacious kitchen with freestanding appliances, hob and fan oven. This kitchen makes the most of the space on offer.
- Spacious living room with fireplace and wooden flooring the room is very accommodating and offers various possibilities for furniture arrangements.
- There are two bedrooms of which one is a double bedroom and the other is a single bedroom which could be used as a home office.
- The shower room is cosy but functional with a modern white three-piece suite and a shower room.

In addition to this, the property includes free on-street parking and also benefits from gas central heating making for a warm home, year-round.







bedroom 1



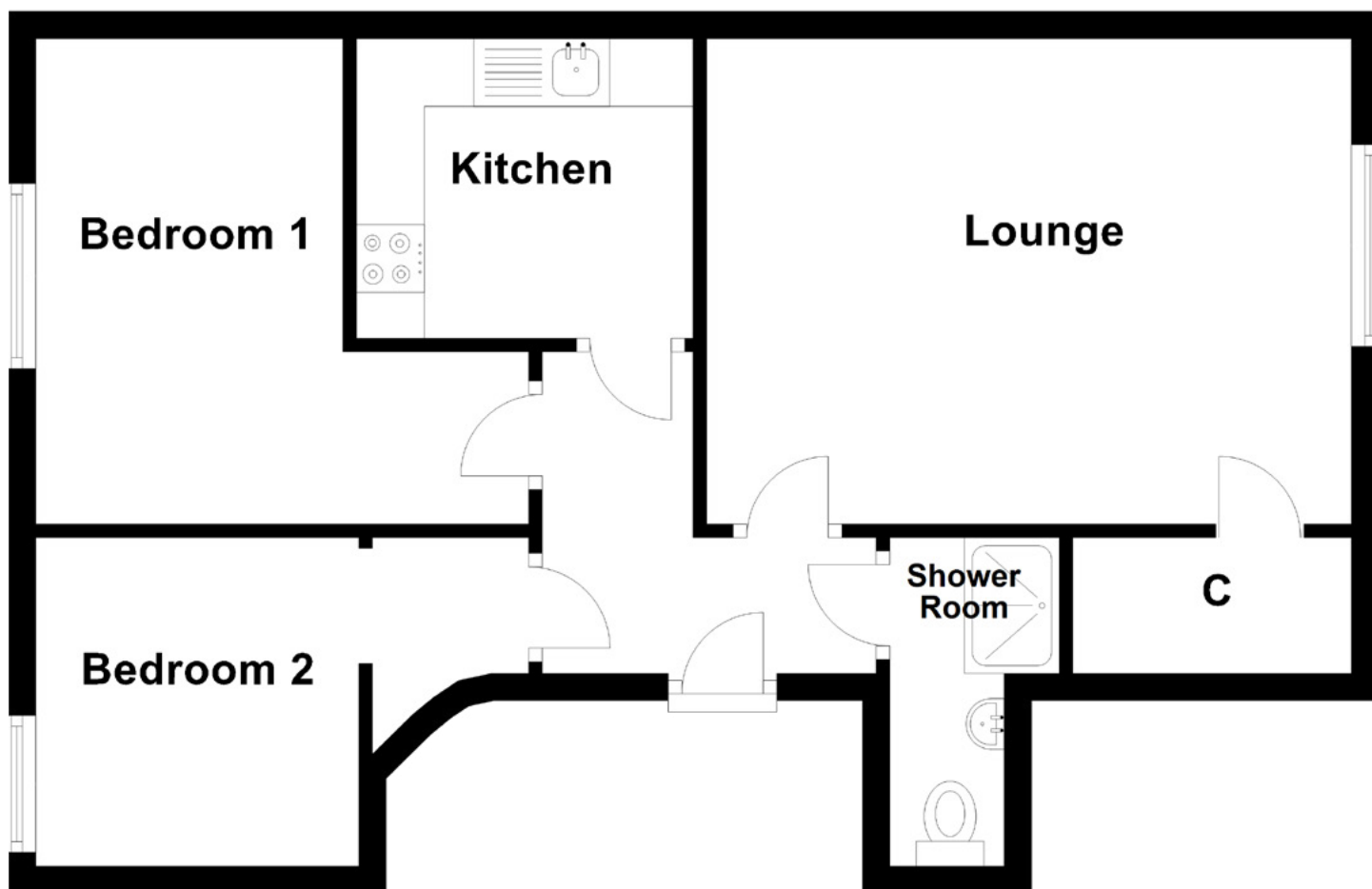


bedroom 2









Approximate Dimensions

(Taken from the widest point)

Lounge	4.75m (15'7") x 3.58m (11'9")
Kitchen	2.48m (8'2") x 2.21m (7'3")
Bedroom 1	3.56m (11'8") x 2.26m (7'5")
Bedroom 2	2.38m (7'10") x 2.27m (7'5")
Shower Room	2.25m (7'5") x 1.25m (4'1")

Gross internal floor area (m²): 51m²

EPC Rating: C





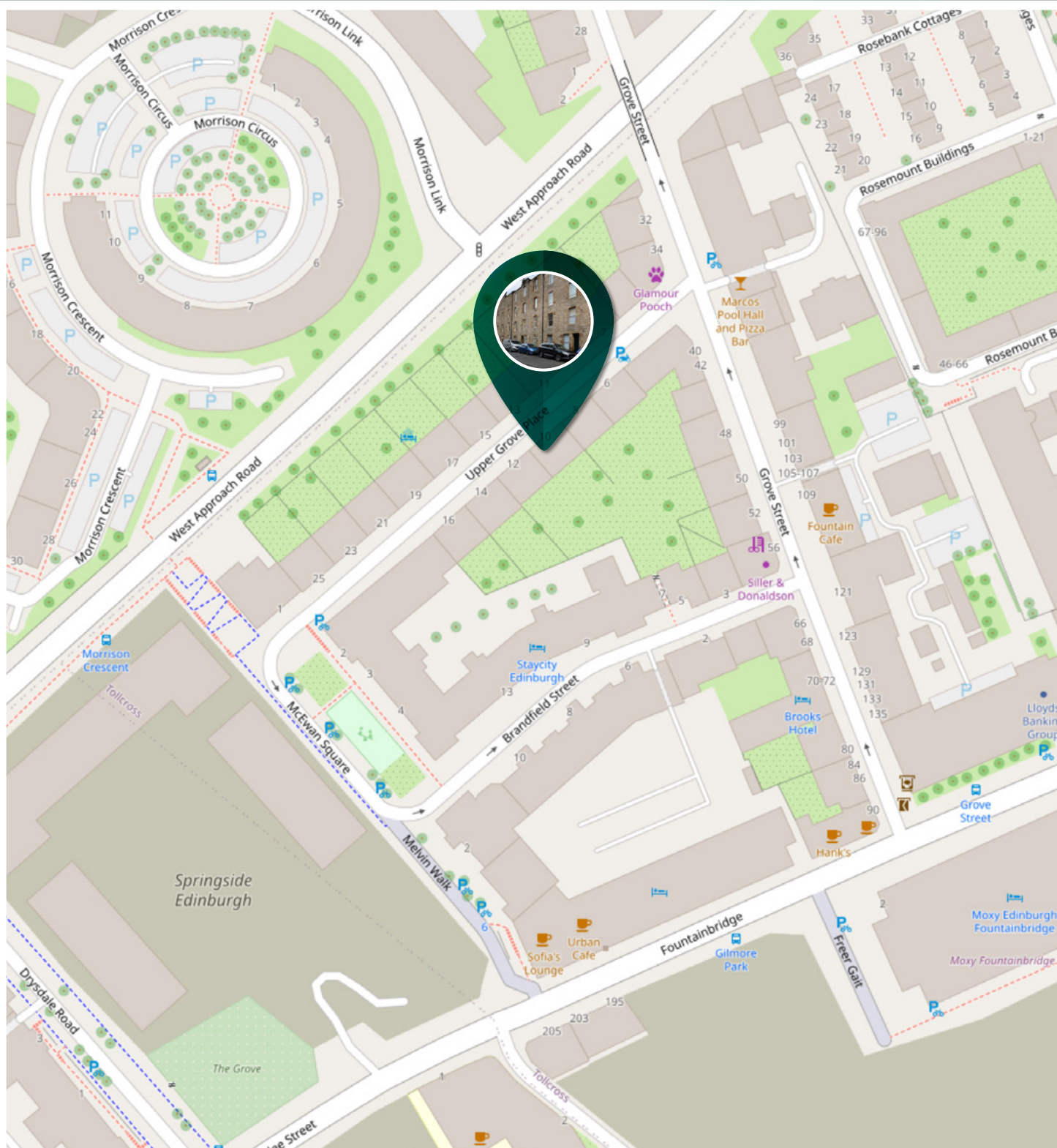
Fountainbridge is located within walking distance to Edinburgh city centre.

The area offers excellent local shops and amenities, and there is an exceptionally wide choice of specialised shopping facilities. There is a full range of banking, building society and Post Office services in the area and Princes Street and the city centre are within minutes walk away from the property.

Edinburgh's entertainment facilities tend to be highly concentrated in the city centre, and here there are theatres and cinemas, all manner of bars and restaurants and indoor sports facilities.

The Fountainbridge complex is a couple of minutes on foot and also provides an excellent range of local amenities including many shops, bars, restaurants, a cinema, a gym and other recreational facilities.

Not only is there a regular bus service giving easy access to all parts of Edinburgh but there is also the recently completed tram network, only a few minutes walk from the property, linking the heart of Edinburgh out to the west and as far as Edinburgh airport.



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