

COULTERS<sup>®</sup>

10/4 Grosvenor Street  
Edinburgh  
EH12 5EG



10/4 Grosvenor Street is a spacious 4 bedroom top floor flat with incredible views across Edinburgh and the Pentland Hills. The property is well decorated throughout in bright fresh colours and is flooded in natural light by the numerous skylights. The property is entered via the second-floor hallway and vestibule, opening onto bedroom four that can double as a study. A staircase leads you up to the third floor where the majority of the accommodation is situated. As you reach the top floor, a long hallway leads you to the two large bedrooms at the rear of the property, both with views across to the Pentlands. Bedroom one features two windows to the south, one with built in window seat, as well as a large storage cupboard. Bedroom two has fitted wardrobes with further storage space above. The hallway then continues past the generous bathroom and third bedroom, both bathed in natural light from the large skylights above. To the front of the property is the large sitting room / dining room and kitchen. The sitting room / dining room features a beautiful open gas fire, with plenty of space to form a family lounge area as well as dining space alongside. A door leads through to the kitchen, complete with wall length units and countertop along two walls.

#### Sitting room / dining

This large multipurpose room is the central hub of the apartment, with plenty of space for both a living area with multiple sofas and armchairs, and a separate dining space to the side. Two large dormer style windows fill the brightly painted room with light. Carpeted throughout, this is a cosy living space, accentuated by the open gas fire that creates a warm focal point for the room.



#### The property comprises:

- Double-upper style apartment with internal stair case
- Sitting/dining room with open fireplace
- Fitted kitchen with extensive countertop space
- Three double bedrooms and a single bedroom
- Modern fitted three-piece family bathroom with skylight window
- Carpeted bedrooms, hallway and sitting room / dining room
- Wood effect laminate flooring in kitchen
- Tiled bathroom
- Views across to Corstorphine Hill and the Pentlands
- Gas central heating
- Working shutters throughout
- Access can be requested to private gardens at Lansdowne Crescent for a modest fee

## Kitchen

The spacious kitchen boasts full length worktops across 2 walls, and has plenty of space for further upgrading to suit needs.



## Bedrooms

The Property benefits from four spacious bedrooms, 3 of which have open outlooks. Bedrooms 1, 2 and 3 on the third floor are all carpeted, with bedroom 1 and 3 featuring a neutral decór, while bedroom 2 is painted in a warm vibrant yellow and features built in wardrobes. Bedroom 3 benefits from a large skylight in the centre of the room. Bedroom 4, which is accessed on the second floor via the entrance vestibule, has large sash and case windows and can double as a private study given its seclusion from the rest of the house.



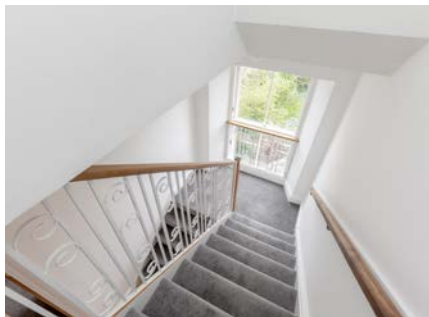
## Bathroom

The bright three-piece bathroom has been designed to a high standard with bath and mains-supplied shower head set on a raised floor under a large skylight window, with tiled walls and floor.



## Hallway

Entered from a shared communal staircase, the vestibule opens to an internal staircase that connects the 2nd floor entrance and bedroom 4 with the rest of the property on the 3rd floor, where the long carpeted hallway leads past the bedrooms under two large skylights to the sitting room at the end of the hall.



## Extras

Fridge, gas cooker, washing machine, window blinds in downstairs bedroom, light fittings and carpets are included in the sale.



## Area

Grosvenor Street is located in the heart of Edinburgh's West End and is conveniently located close to Haymarket train station along with being a very short walk to the tram stop, with easy access to Edinburgh airport and soon to be extended all the way to Newhaven in Leith.

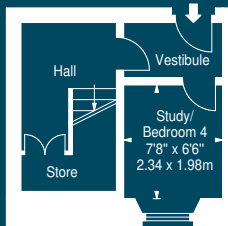
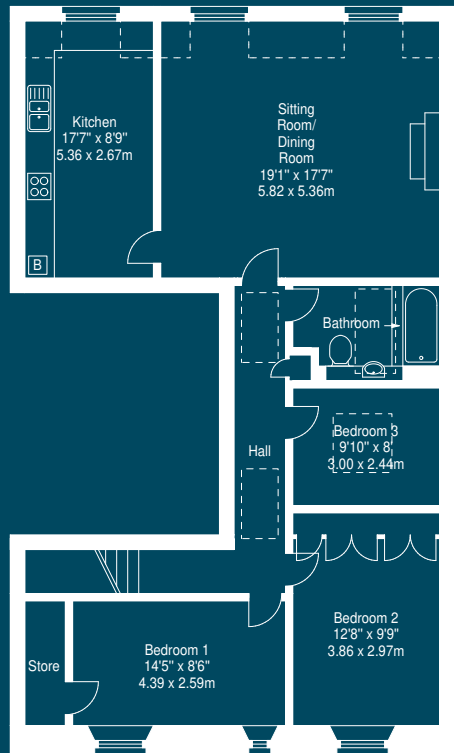
Princes Street and George Street with their designer shops and stylish restaurants are within minutes and the charming village like atmosphere of William Street is right on the doorstep with its variety of restaurants, bars and boutique shops. The Dean Gallery and the Scottish National Gallery of Modern Art are also nearby, along with easy access to the Water of Leith walkway towards Stockbridge and out towards Murrayfield. The area will also soon benefit from Haymarket Edinburgh being developed by Qmile Group with seven-storey glass buildings, designed by Foster and Partners creating Grade - A office space, hotel accommodation and retail space. Being so central there is also easy access to all schooling for both secondary and private education.

### Flat 4, 10 Grosvenor Street, Edinburgh, EH12 5EG



SquareFoot

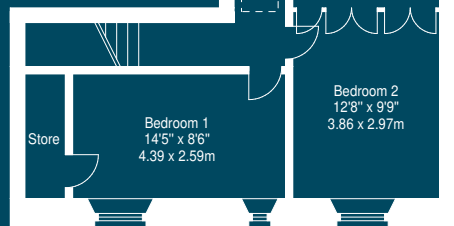
Approx. Gross Internal Area  
1337 Sq Ft - 124.21 Sq M  
For identification only. Not to scale.  
© SquareFoot 2022



Second Floor



Second Floor  
Half Landing



Third Floor

# WELCOME HOME <sup>©</sup>

#### Terms & Conditions

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 the receipt of offers. 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 the 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.

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