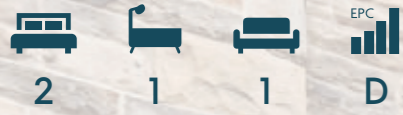


COULTERS<sup>®</sup>

WELCOME TO:

# GROVE STREET

86/1 Grove Street, Haymarket, Edinburgh, EH3 8AP



## GROVE STREET AT A GLANCE:



Vibrant Haymarket location



Ground floor apartment



Well-presented throughout



City Centre in walking distance



Union canal close by



Haymarket Train Station nearby

## EXTRAS:

All fixtures and fittings, including; light fittings, carpets and fitted floor coverings.



## A LITTLE BIT ABOUT THE PROPERTY:

Located in Edinburgh's bustling Haymarket, minutes from the West End and the Financial District this is a thoughtfully laid out apartment. On the ground floor of a traditional tenement, its modern fixtures and fittings, and natural light make it ideal for those looking for a turn-key property. Surrounded by an array of leisure, dining, and retail amenities, and within walking distance of the City Centre and transport links, it is a must-see for investors, professionals, and first-time buyers alike.

- Light-filled south-west facing living room with a calm colour palette of soft greys and whites including carpeting.
- Well-presented kitchen adjoining the living room featuring integrated appliances including an oven, hob, and extractor hood.
- Light and airy principal double bedroom with a relaxing interior décor.
- Second comfortable carpeted single bedroom.
- Bathroom with a white suite including washbasin, wall-mounted shower over bath, and WC.
- Gas central heating and double glazing throughout.
- On-street (permit) parking.





## LOCATION, LOCATION, LOCATION:

Lively Haymarket is in a prime position for Edinburgh's West End, Financial District, and the City Centre. It benefits not only from its proximity to central Edinburgh and all that it offers, but from the bars, restaurants, cafés, and retailers which surround it including those in nearby Dalry such as Mia's Italian Kitchen and First Coast.

The entertainment and restaurant hub Fountain Park, a five-minute walk away has a Cineworld Cinema as well as a Nuffield Health Fitness and Wellbeing Gym, and a range of eateries and bars. You can sample other recreational opportunities at the beautifully preserved Victorian swimming baths at Dalry Swim Centre which also has a gym and fitness classes

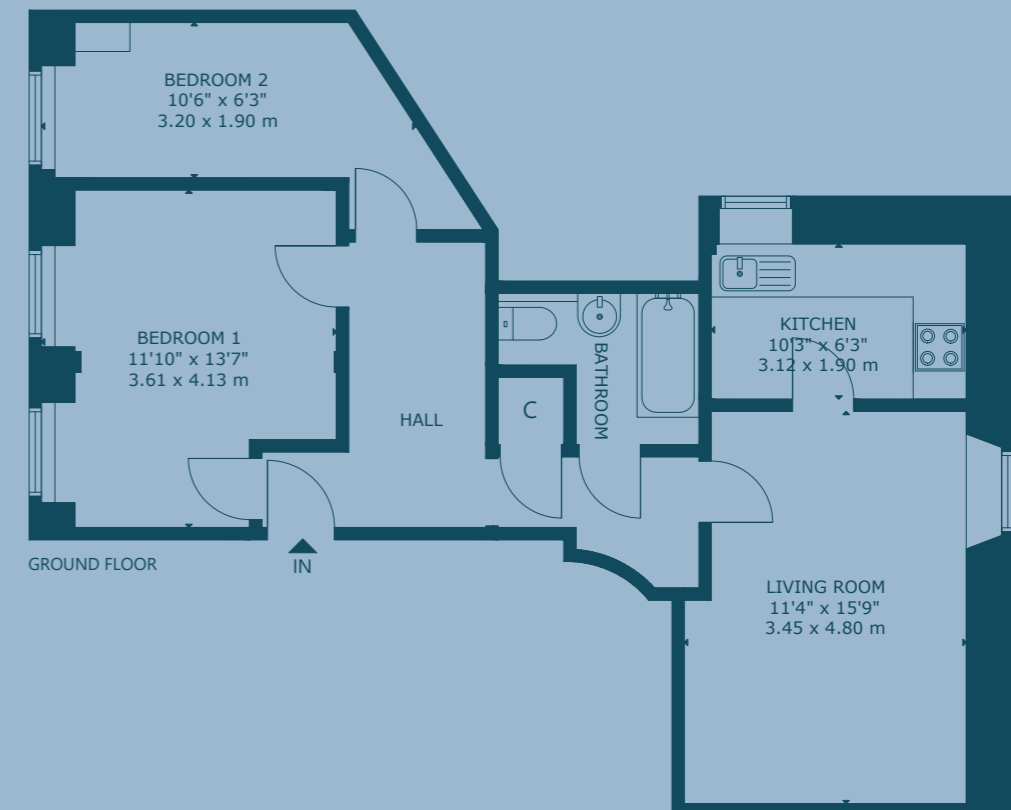
or enjoy walks at the Meadows or along the Union Canal. Conveniently located supermarkets include Sainsbury's Murrayfield, and Aldi at Gorgie, with a Lidl and Co-op Food, both minutes away.

Local schooling includes Tollcross Primary and James Gillespie's High School.

Haymarket Train Station with the tram link to Edinburgh International Airport is less than a ten-minute walk, and whilst walkable, regular bus services take you into the City Centre and beyond. There is easy access to the A8 linking to the City Bypass.



## FLOOR PLAN:



86/1 Grove Street, Haymarket, Edinburgh, EH3 8AP

Approx. Gross Internal Area

685 Sq Ft - 64 Sq M

For identification only. Not to scale.

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