

FOUNTAINBRIDGE

14/1 UPPER GROVE PLACE  
EH3 8AU



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EPC RATING: C

OFFERS OVER £215,000



## SUPERB TWO BED GROUND FLOOR FLAT IN QUIET ENCLAVE CLOSE TO FOUNTAINBRIDGE & WEST END

This well presented two bed apartment is perfect for first time buyers, professionals, a small family or investors, located in a quiet street but minutes from all the hustle & bustle of the West End & Fountainbridge, and walking distance into the city centre. A wide array of amenities, coffee shops, bars & restaurants are nearby, together with excellent gym facilities & transport links. Close to the Union Canal & the Meadows for great walks and in the catchment for well-renowned James Gillespie's High School.

### VIEWING

Sun 2-4 or pls call 0131 4466850

#### PROPERTY DESCRIPTION

- Hallway with two handy storage cupboards
- Bright open plan living/dining room – great for entertaining
- Separate kitchen with window and wide range of contemporary handleless units & appliances
- Large principal bedroom with stripped wood floors, beautiful cornicing & boxroom off – ideal as a walk-in wardrobe or office
- Second single bedroom with stripped wood floors
- Modern fully tiled shower room with large walk-in shower,
- vanity sink unit, wc & chrome heated towel rail
- Gas central heating from combi boiler located in the kitchen
- Upvc double glazed windows
- Well maintained communal rear garden
- Residents' permit parking in the street

#### AREA

Fountainbridge lies around half a mile west of Edinburgh City Centre, adjoining the Tollcross, Bruntfield, Dalry & the West End. The City Centre is an easy walk or short bus ride and Lothian Road, Edinburgh's Financial District & Haymarket train station within walking distance. There is also easy access to the open spaces of the Meadows and great walks along the Union Canal which has been tastefully removed over recent years.

Edinburgh Art College, Napier & Edinburgh Universities are all close by and local amenities include a wide range of shops, restaurants, bars & coffee shops, as well as the Fountain Park Leisure Complex, Dalry Swim Centre and the many theatres of Edinburgh's City Centre. The property is in the

catchment for Tollcross Primary & the well-renowned James Gillespie's High School.

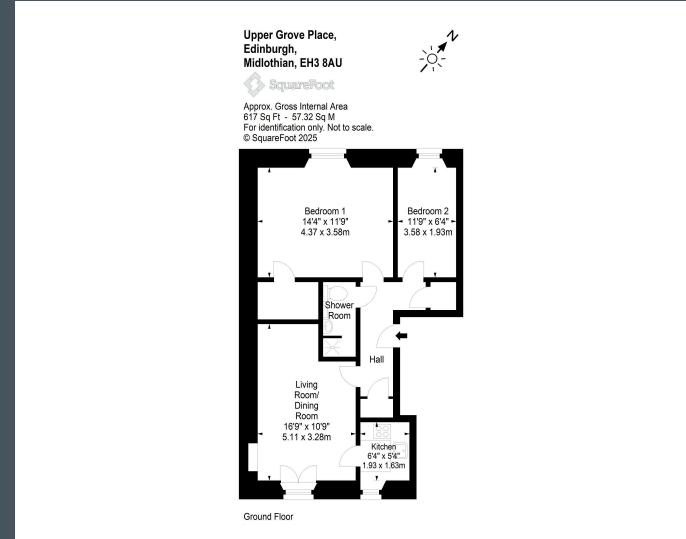
#### EXTRAS

The blinds/curtains, light fittings, electric hob, oven, cooker hood, freestanding fridge freezer and washing machine are included in the sale.

#### HOME REPORT VALUATION

£225,000

Living/dining room	16'9 x 10'9 (5.11 x 3.28m)
Kitchen	6'4 x 5'4 (1.93 x 1.63m)
Bedroom 1	14'4 x 11'9 (4.37 x 3.58m)
Bedroom 2	11'9 x 6'4 (3.58 x 1.93m)



#### Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

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