

# 19A Grove Street

FOUNTAINBRIDGE, EDINBURGH, EH3 8AF



CHARMING 2-BED BASEMENT FLAT IN GROVE STREET – FULL OF CHARACTER WITH SPACIOUS LIVING, KITCHEN, AND TWO PRIVATE CELLARS



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McEwan Fraser Legal is delighted to present this charming and character-filled two-bedroom basement flat, located in the ever-popular Grove Street area in the heart of Edinburgh's vibrant West End. Brimming with period charm and offering excellent proportions throughout, this unique property is ideal for city dwellers, first-time buyers, or investors alike.

The flat boasts an impressive living room, located just off the kitchen—an ideal layout for both relaxing and entertaining. This generously sized space features high ceilings, original detailing, and a warm, welcoming ambiance that perfectly complements the traditional character of the building.

## The Property





The kitchen with a glazed stable door is well-appointed with ample storage and workspace, making it a practical and social hub of the home.





Both bedrooms are well-proportioned doubles, offering flexible accommodation to suit a range of lifestyles.







**Bedroom 2**



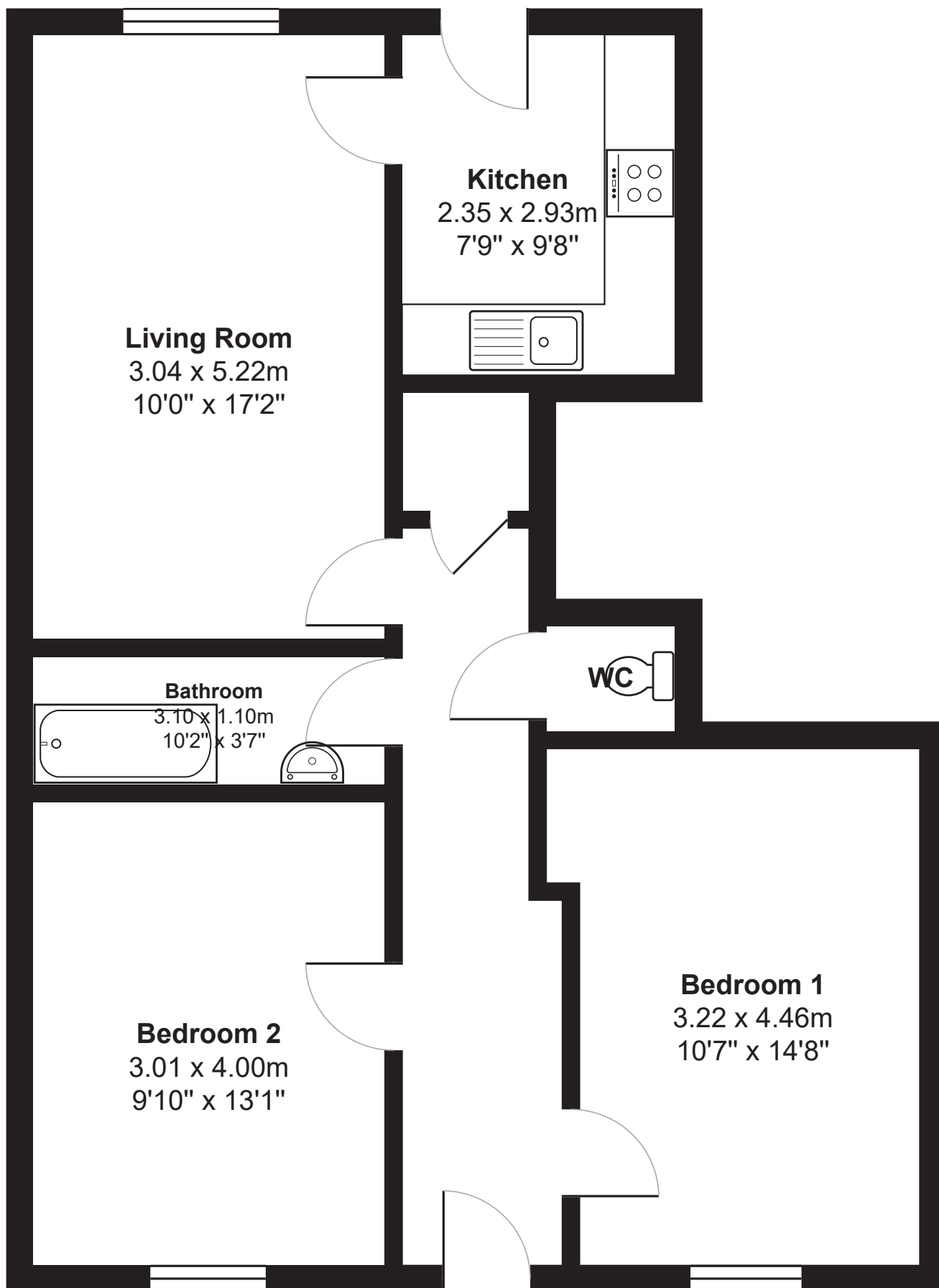


The internal accommodation is completed by a bathroom and a separate WC.









Gross internal floor area (m<sup>2</sup>): 67m<sup>2</sup>

EPC Rating: C



To the rear of the property, you'll find two private storage cellars, offering fantastic additional space for storage or potential workshop/studio use.

Further benefits include gas central heating and secure entry. With its unbeatable location, private front courtyard, shared communal garden, generous room sizes, and unique character, this Grove Street gem is not to be missed—early viewing is highly recommended.

Please note, no warranties will be given in respect of the appliances or systems in the property. The property is sold as seen.







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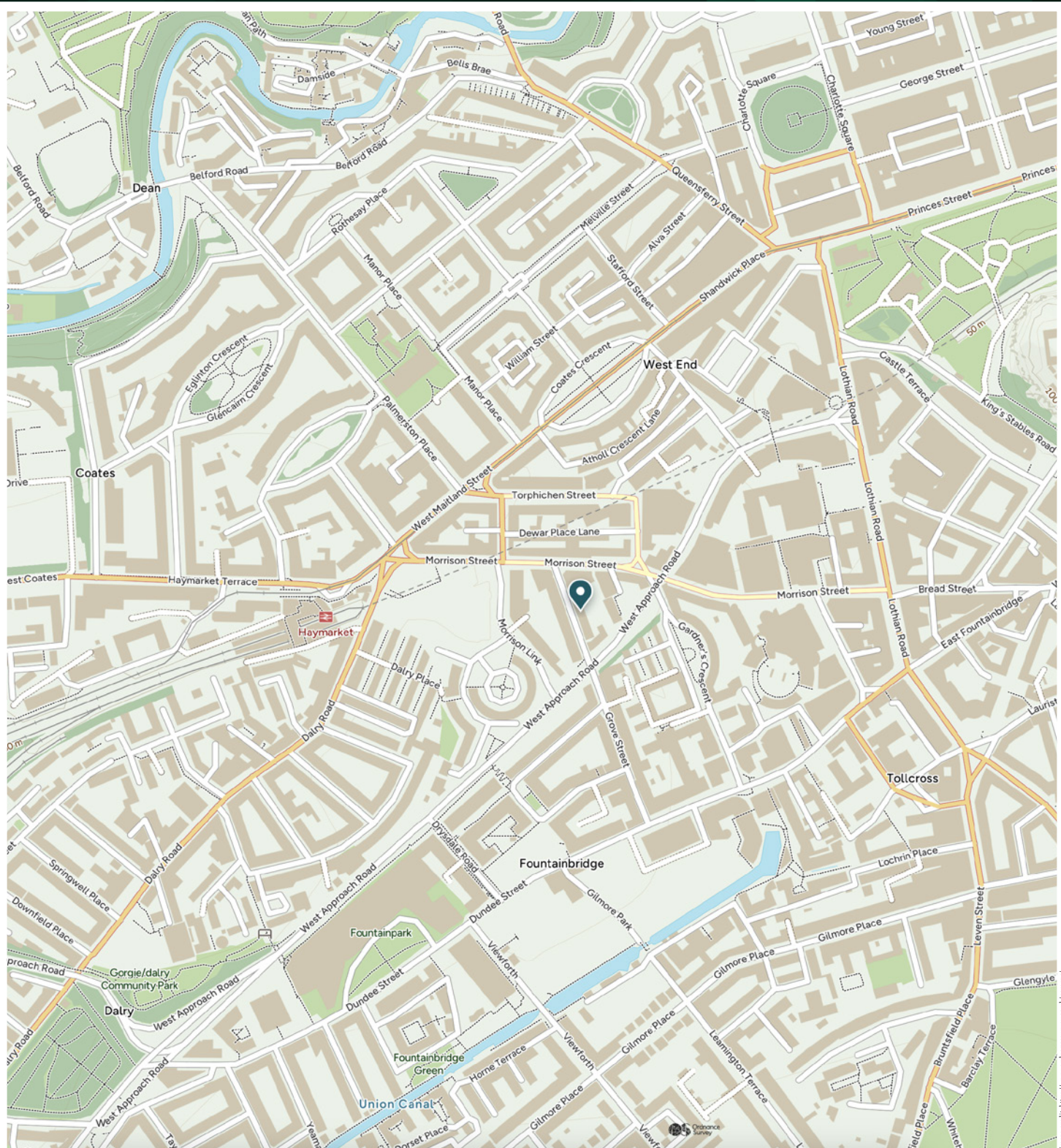
Fountainbridge is centrally located and is within walking distance of Edinburgh city centre. The property enjoys a prime location, just a short stroll from Haymarket Station, Fountain Park, the Financial District, and the wide array of shops, restaurants, and bars in Edinburgh's West End. Excellent bus services link the neighbourhood to the rest of the city and the tram service gives easy access to the west of the capital including the Gyle Shopping Centre and Edinburgh Airport.

The area offers a great choice of eating and drinking places found at Fountain park, which covers leisure activities also with a multiplex cinema and gym all within walking distance. There is a full range of banking, building society and Post Office services available at Lothian Road. Princes Street and the city centre are just a fifteen minute walk away. Edinburgh's entertainment facilities tend to be highly concentrated in the city centre also, and this properties location is perfectly positioned to take advantage of the number of theatres, cinemas, bars and restaurants on offer.

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## The Location





# McEwan Fraser Legal

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Layout graphics and design  
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Designer

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