



## 131 (3f1) Grove Street

Edinburgh, EH3 8AA

**Offers Over £185,000**

An Attractively Presented Flat  
With A Quiet Rear Aspect,  
Situated In The Heart Of  
Edinburgh And Convenient For  
Abundant Shops, Services &  
Transport Links

### Key Features

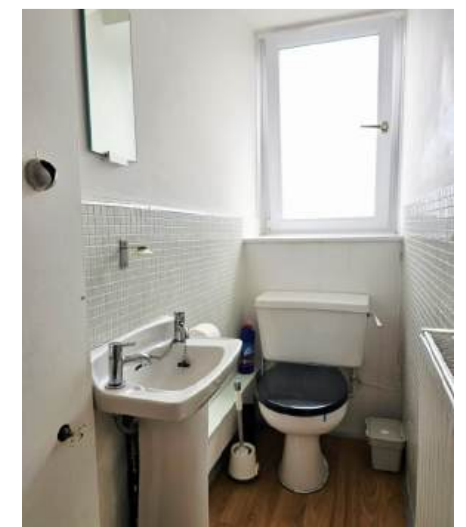
- **Open Plan Living Room – Kitchen**
- **Double Bedroom**
- **Spacious Shower Room**
- **Separate WC**
- **Hall**
- **Abundant Integral Storage**
- **Gas Central Heating**
- **Double Glazing**
- **Very Central Location**
- **Resident's On-Street Parking**



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**Location:** *This neighbourhood of Edinburgh continues to see significant regeneration. In one direction Fountainbridge offers an expanding array of shops and leisure options plus supermarkets. In the other direction, a short walk takes you to the brand new developments at Haymarket, plus the train station and the tram link to the airport or Princes Street. The location is ideal for accessing Edinburgh's city centre on foot, notably the West End and Princes Street. For all the bustle and services expected of a major city, Lothian Road is within walking distance. Only a few moments away, Fountain Park leisure complex offers a modern multi-screen cinema, a Virgin Active fitness centre, 10-pin bowling, bars and restaurants. There are local shops serving day-to-day needs, plus major supermarkets within easy reach. Napier University, Edinburgh University and Edinburgh College of Art are all within easy reach.*

This attractive 3rd floor flat forms part of a traditional tenement that is ideally situated on a relatively quiet one-way street in Edinburgh's city centre, thereby offering quick access to a wide range of shopping, services and transport links. The rear facing flat is nicely presented in predominantly light, neutral tones with fitted floor coverings throughout and includes attractive features such as the original wood panel doors and an original cast iron fireplace. There is gas central heating with a combi boiler and modern double glazing with integral blinds. The property is accessed via the secure communal stair.

**Living Room - Kitchen:** The living space enjoys an open outlook and useful inbuilt storage capacity. The kitchen area is recessed to the rear of the room and features stylish fitted units with wooden worktops, integrated gas hob, electric oven, and fridge, plus a Bosch washing machine and a microwave oven all included in the sale.

**Double Bedroom:** Featuring the period fireplace and an open outlook to the rear of the building, the bedroom benefits from having a walk-in double wardrobe and substantial secondary storage capacity. There is modern over-bed storage and shelving, plus the double bed all included in the sale.

The spacious **shower room** has a partitioned, boiler-fed power shower and stylish wash basin with storage beneath. Mosaic style tiled walls and hard flooring provide a practical finish to the room. The white porcelain **WC and wash basin** are in a separate room as shown on the floor plan.

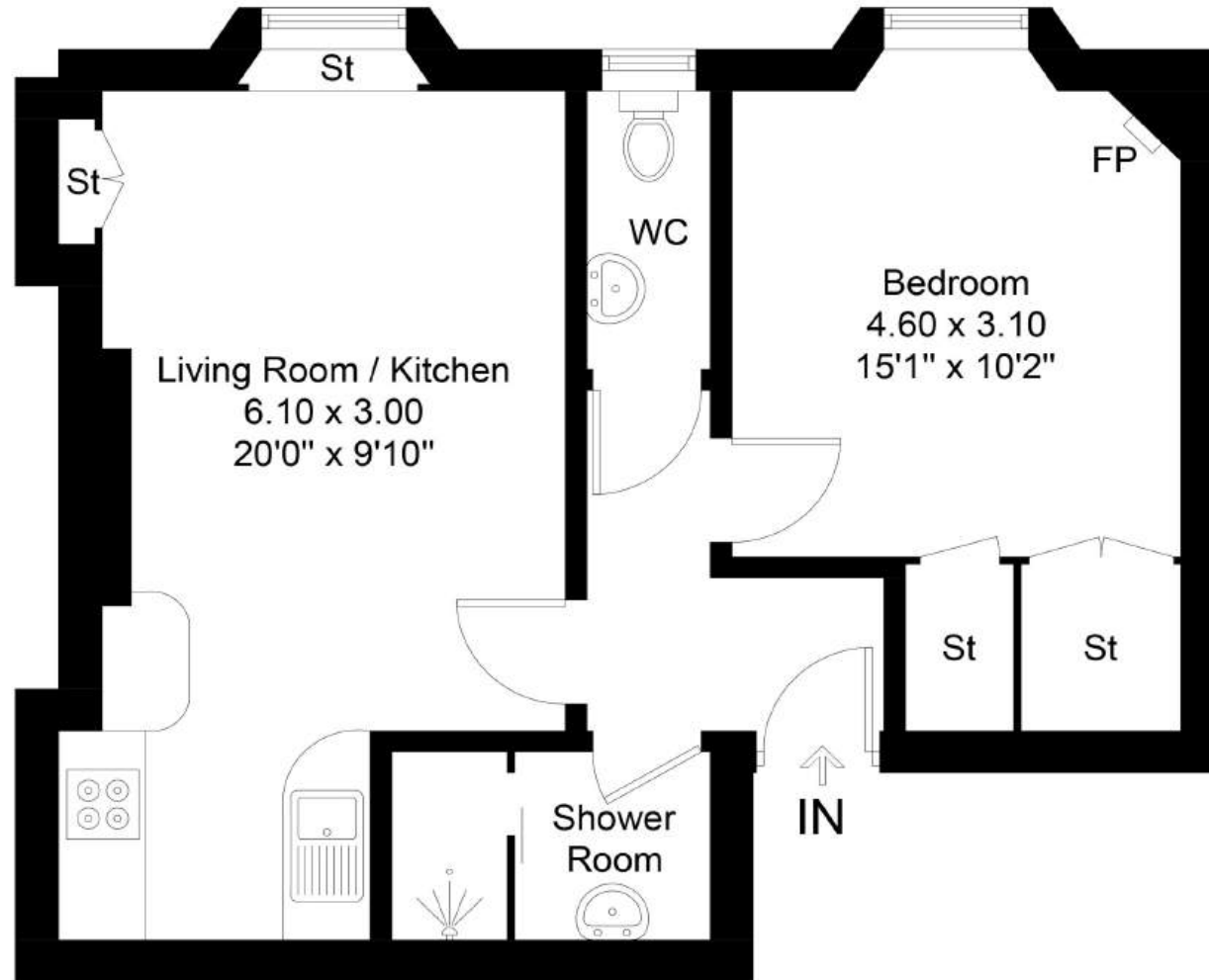
**Exterior:** There is a secure entry phone system for access to the communal stair and there is residents on-street parking, plus payment bays on Grove Street. There is a shared exterior space to the rear.

White goods are included in the sale.

Energy Rating: C

Council Tax Band: B

## 131 Grove Street



Floor plan for identification purposes only. Sizes are approximate and typically taken at widest point.  
Not to scale.

# Floor Plans

**“A very professional service. Communication and understanding of our needs was excellent, and agreements clearly defined. I would not hesitate to use their services again.”**

(Patrick Lowe, Abbeyhill)

## Making the Most of Your Property Search

Every stage of your property journey matters. Here are some friendly tips to help you navigate the search process effectively and considerately.

**HOME REPORT OR VIEWING FIRST?:** It's a common question, and there's no absolute, right or wrong answer. Home Reports offer valuable insight into a property's condition, but they can sometimes highlight issues in a way that feels **overly cautious**. So, some people decide against viewing a property without fully understanding the true nature of issues they perceive to be too negative. Additionally, Home Reports don't cover other, equally important aspects like the **neighbourhood, atmosphere, or layout**—all of which can only be truly appreciated in person.

If you're intrigued by a property, consider booking a viewing early on. Seeing it for yourself can help put the details of the Home Report into context and give you a more balanced impression, not just of the property, but also of Home Reports generally.

**ARRANGING A VIEWING:** There are often a few ways to book an appointment. If a phone number is provided, it's usually the quickest and simplest way to find a mutually convenient time. In any case, follow the booking instructions shown on the website. Booking a viewing isn't a commitment to buy—it's **simply your chance to explore the property**, so don't be bashful! Just remember that sellers and agents may have other commitments, so a little flexibility goes a long way.

**BE COURTEOUS WITH COMMUNICATION:** If you've requested information or expressed interest in viewing but change your mind, that's perfectly fine—**just let the other party know**. Texting can be a good option. A quick message saves time and avoids unnecessary follow-ups. It's a small courtesy that's always appreciated.

**DURING THE VISIT:** You're stepping into someone's home, so punctuality and respect make a big difference. **If you're running late, give a quick call or text**. There may be other viewers scheduled before or after you, so sticking to your appointment time helps everyone stay on track.

**AFTER YOUR VIEWING:** Prospective buyers are strongly advised to have their solicitor **note interest as soon as possible**, especially where a closing date may be set

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Any offer should be made using the Combined Standard Clauses. Confirmation of what is included in the sale should be obtained via your solicitor. No services, appliances, or systems have been tested, and no warranty is given as to their condition or compliance with regulations. Council Tax banding should be verified with the relevant local authority.

These particulars do not form part of any contract. All information is provided in good faith and believed to be correct, but is not guaranteed. Prospective purchasers should not rely on them as statements of fact and must satisfy themselves, by inspection or otherwise, as to their accuracy and the suitability of the property.

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