



lindsays

6a Grosvenor Street
West End, EH12 5EG

"A very centrally-located three bedroom main door basement flat with private rear walled garden"

- Central location in the West End
- Main door garden level flat
- Large, bright sitting and dining room
- Well-equipped kitchen
- Master bedroom with en-suite bathroom
- Double bedroom with en-suite shower room
- Third bedroom/study
- WC
- Gas central heating
- Lovely private walled rear garden

EPC Rating C

FIXED PRICE £540,000



Description

A very centrally-located three bedroom main door basement flat with private rear walled garden. The property is situated in the heart of Edinburgh's West End and enjoys easy access to Haymarket Station, Princes Street and a host of local amenities. Internally the property is in good decorative order throughout. The traditional entrance vestibule gives access to a spacious hallway. To the front of the property are the two largest bedrooms, both of which are twin-windowed. The master bedroom has extensive fitted wardrobes and the en-suite bathroom is cleverly accessed through one of the wardrobe doors. The second bedroom has an en-suite shower room. To the rear of the property is a wonderfully bright and open sitting and dining room with a well-equipped kitchen off it along with a useful utility cupboard. Completing the internal accommodation is a third bedroom (currently utilised as a home office) and a WC. From the sitting room there is direct access to a well-maintained private walled rear garden.

Area

Located in the very heart of the city's West End, Grosvenor Street could hardly be more central or convenient, with all the city has to offer virtually on the doorstep. Princes Street and vibrant George Street with their designer shops and stylish restaurants are within minutes, yet the area retains a charming village like atmosphere with cobbled streets, Georgian and Victorian architecture featuring throughout. There are numerous small independent shops, as well as a Marks & Spencer food outlet and Sainsbury's all within minutes of the flat, as are a wonderful variety of coffee houses, restaurants and bars. The Dean Gallery and the Scottish National Gallery of Modern Art are within a pleasant stroll. Indeed, the Usher Hall, Traverse and Lyceum Theatres, the Edinburgh Filmhouse and Odeon Cinema are all within a few minutes on foot. There are delightful leafy riverbank walks by the Water of Leith, several access paths to the city's cycle path network and Edinburgh Sports Club offering a wide programme of activities, all within close proximity. Bus services are on hand to many other parts of the city and a tram stop on Shandwick Place provides a direct link with Edinburgh International Airport. In addition, Haymarket Rail Station is less than five minutes away.

Viewing

by appointment contact Lindsays on 0131 229 4040



Grosvenor Street,
Edinburgh,
Midlothian, EH12 5EG



Approx. Gross Internal Area

1221 Sq Ft - 113.43 Sq M

Store

Approx. Gross Internal Area

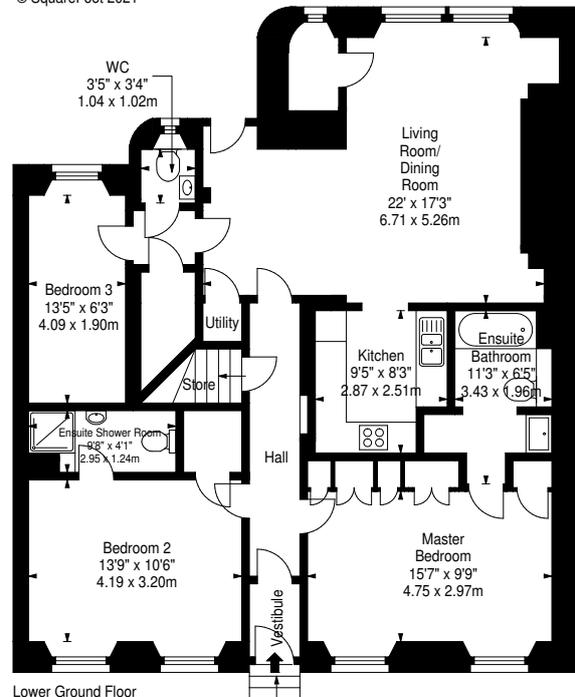
14 Sq Ft - 1.30 Sq M

For identification only. Not to scale.

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Store
57' x 2'6"
1.70 x 0.76m



Lower Ground Floor

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed 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. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.