



Estate Agents and Solicitors

## Flat 3, 26 Kimmerghame Place, Fettes, Edinburgh, EH4 2GE

Beautifully Presented, One-Bedroom, First Floor Apartment

Up to date price and viewing info at [mov8realestate.com/property](https://mov8realestate.com/property)

éspsc rightmove<sup>®</sup> Zoopla  
find your happy



# Property Description

Beautifully presented, one-bedroom, dual-aspect, first-floor apartment with an allocated parking space. Set in a modern, exclusive residential development, the property is located in the highly desirable Fettes area, north of Edinburgh city centre.

Comprises: an entrance hall, open plan living/dining room and kitchen, a double bedroom, and a bathroom.

Highlights include a stylish kitchen with integrated appliances, a fitted contemporary bathroom suite, and Juliet balconies. In addition, there is double glazing, gas central heating, multiple TV and telephone points, and good integrated storage provision.

This highly maintained development includes secured video entry, lift service, an allocated space in the secured underground car park, and a landscaped communal courtyard.

A welcoming reception hall gives access throughout and includes a large built-in store cupboard, the entry system handset, and carpeted flooring.

With excellent natural light from the doors opening to a Juliet balcony, the spacious, open plan living area has ample room for lounge and dining furniture, and includes carpeted flooring for the lounge and easy maintenance tile-effect flooring for the kitchen area.

The fitted kitchen is set to one side and features stone-effect worktops with a matching upstand, an inset sink, unit downlighting, and an integrated washing machine, dishwasher, fridge/freezer, oven and gas hob with a canopy above.

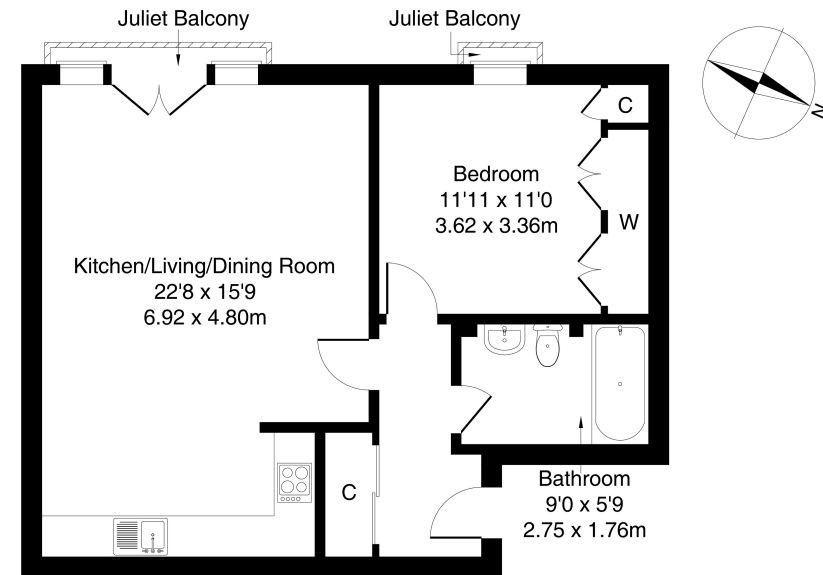
The bright double bedroom includes a built-in wardrobe, carpeted flooring and a TV point. Completing the accommodation and set internally, a generous bathroom has a fitted suite, including a shower unit for the bath, a shaver point, tiled flooring and splash walls.

An EWS1 form (A1) has been obtained and can be found at the back of the Home Report



## Flat 3, 26 Kimmerghame Place, Edinburgh EH4 2GE

Approximate Gross Internal Area: (624 sq ft - 58 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Fettes is a desirable location, within easy reach of excellent local shopping and public transport links, along with some of Edinburgh's finest open spaces. The area is well-served by supermarkets, with a Waitrose at Comely Bank, a Morrisons on Ferry Road, and a Sainsbury's at Craigeleith. Nearby Stockbridge is home to a wide variety of delicatessens, cafés, restaurants, butchers, and greengrocers, whilst both Craigeleith Retail

Park and Ocean Terminal provide a range of high-street stores. Recreational options include cycle paths and walkways along the Water of Leith, Royal Botanic Gardens, Inverleith Park, as well as the Ainslie Park Leisure Centre. There is a choice of well-regarded public and private schools close by, including Edinburgh Academy and the iconic Fettes College.







## Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

## Contact Us

0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

