



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

Light & Beautifully Presented, One-Bedroom, First-Floor Apartment

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Property Description

Light and beautifully presented, one-bedroom, first-floor apartment with an allocated parking space. Set in a modern, exclusive, factored residential development, located in the highly desirable Fettes area, north of Edinburgh city centre.

Comprises an entrance hall, an 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 westerly-facing 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, a lift service, an allocated space in the secured underground car park, and a landscaped communal courtyard.

A welcoming reception hall gives access throughout and features a large built-in store cupboard, the entry system, recessed spotlighting and carpeted flooring. An open-plan living space has superb westerly aspect natural light from the full-height windows and doors opening to a Juliet balcony, a dining area, a wall-mount TV point, carpeted flooring and pendant light fittings, whilst there is easy maintenance tile-effect flooring and recessed spot lighting for the kitchen area. A modern fitted kitchen is set to the rear and features stone-effect worktops with matching upstands, an inset sink, unit downlighting, and an integrated washing machine, dishwasher, fridge/freezer, oven and gas hob with a canopy above.

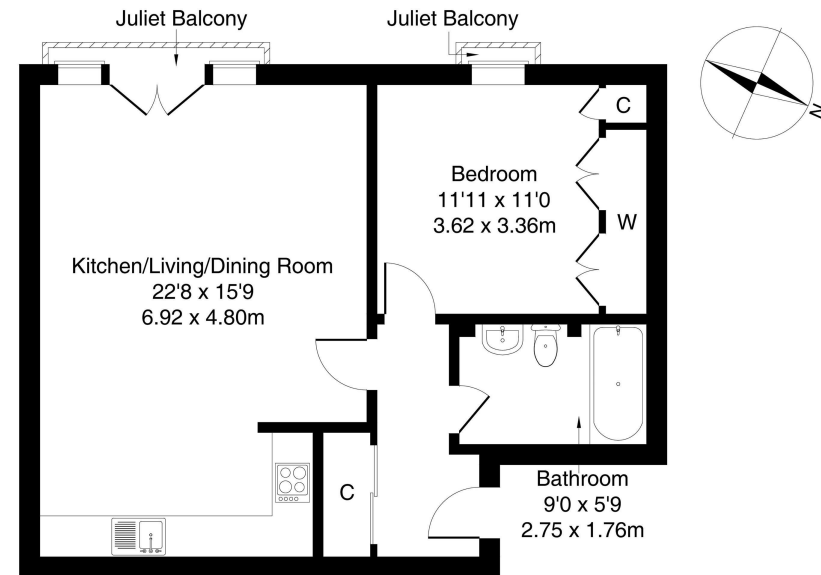
A bright double bedroom is finished with light decor and includes carpeted flooring, a TV point, and superb storage with a large built-in wardrobe, as well as a built-in cupboard. Completing the accommodation, a generous bathroom is set internally and features a stylish fitted suite, including a shower unit over the bath, a shaver point, tiled flooring and splash walls.

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



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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 Craighleith. Nearby Stockbridge, Comely Bank, Trinity and Inverleith offer vibrant areas, home to an eclectic mix of quality delicatessens, cafés, restaurants, bars,

butchers, fishmongers and greengrocers, whilst both Craighleith Retail Park and Ocean Terminal provide a range of high-street stores. Recreational options include cycle paths and walkways along the Water of Leith, the renowned 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.





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