



Flat 7, 8 Kimmerghame Path
Fettes EH4 2GN

Deans 
Solicitors & Estate Agents LLP



THIRD FLOOR FLAT

- Open Plan Living Room/Dining Room/Kitchen
- Two Double Bedrooms
- En-Suite Shower Room
- Bathroom
- Shared Garden Grounds
- Garage
- Double Glazing & GCH
- EPC Rating – B



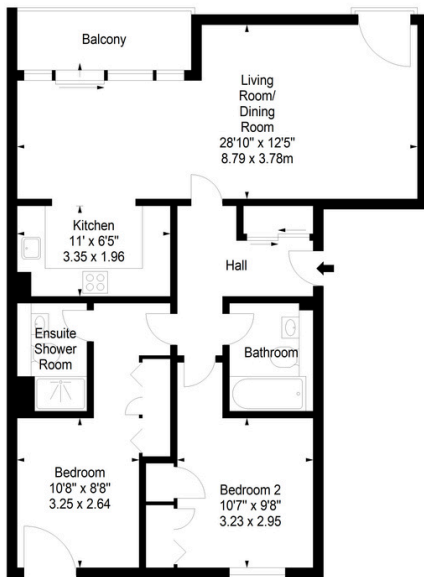
This immaculately presented third floor flat is situated in a highly sought-after location in Fettes, close to a wide range of local amenities and the Western General Hospital. There are lovely outdoor areas available nearby the Royal Botanic Gardens and Inverleith Park and Stockbridge is within walking distance offering a range of popular specialised shops, bars and restaurants. There are fantastic bus links to the city centre and surrounding areas. The accommodation comprises: welcoming hallway, spacious, living room/dining room with south-facing balcony lying open plan to modern kitchen, two good-sized double bedrooms (one with en-suite shower room) and stylish bathroom with shower hose over bath. Externally, there are well-maintained shared grounds surrounding the property and a garage gives convenient off-street parking. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets/ floor coverings, curtains, oven, hob, hood, washing machine, dishwasher and light shades. All included appliances are sold as seen with no warranty provided. There is a factoring fee payable to Speirs Gumley of approx. £137 per month.



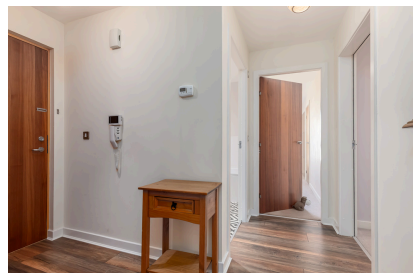
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Edinburgh,
EH4 2GN



Approx. Gross Internal Area
870 Sq Ft - 80.82 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Third Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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Your Property People.

0131 667 1900

mail@deansproperties.co.uk

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