



SIMPSON & MARWICK

26/5 Kimmerghame Place

Fettes, EH4 2GE

simpsonmarwick.com

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Delightful, stylish 2 bedroom second floor apartment with secure allocated parking space

- Bright & stylish open plan sitting/dining/kitchen
- Principal double bedroom with built in wardrobes
- En-suite shower room
- Double bedroom 2 with built-in wardrobes
- Bathroom
- Lift access
- Popular & convenient location
- Lovely shared grounds
- Allocated parking space in a secure underground garage
- Gas central heating & double glazing

Description

Forming part of an exclusive modern development this superb 2 bedroom second floor apartment is located in the highly sought after area of Fettes. The property benefits from an allocated parking space located in a secure underground garage and a lovely open outlook.

The interior is bright and tastefully presented throughout and complimented by quality fixtures and fittings including kitchen and bathroom fittings and appliances, tiling, flooring and secure video entryphone. There is lift access and a shared bike store.



Location

Fettes is one of the most popular areas in Edinburgh being surrounded by green open space yet still within walking distance of the city centre. It is also served by a number of frequent bus services which run into the city centre and beyond. There are excellent local amenities in nearby Stockbridge including convenience shops, fashionable bars and restaurants and quaint coffee shops. The area is also well served by supermarkets and Craighleith Retail Park, all of which are within a short drive.

The recreational spaces of The Royal Botanic Gardens and Inverleith Park are close by and there are leisure facilities at the local Westwoods Health Club. Pleasant walks can also be enjoyed along the nearby Water of Leith pathways.

Garden

The development is set within well maintained communal grounds.

Management

The development is factored and maintained by Spiers Gumley.

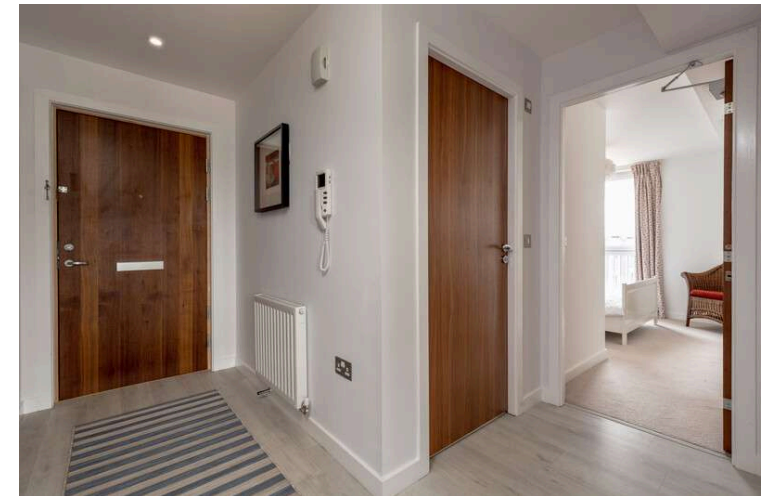
Fixtures and Fittings

All fitted carpets, curtains, curtain poles, blinds, light fittings, hob, oven, extractor hood, fridge/freezer, washing machine and dishwasher are included in the sale price.

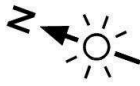
EPC Rating B

Home Report

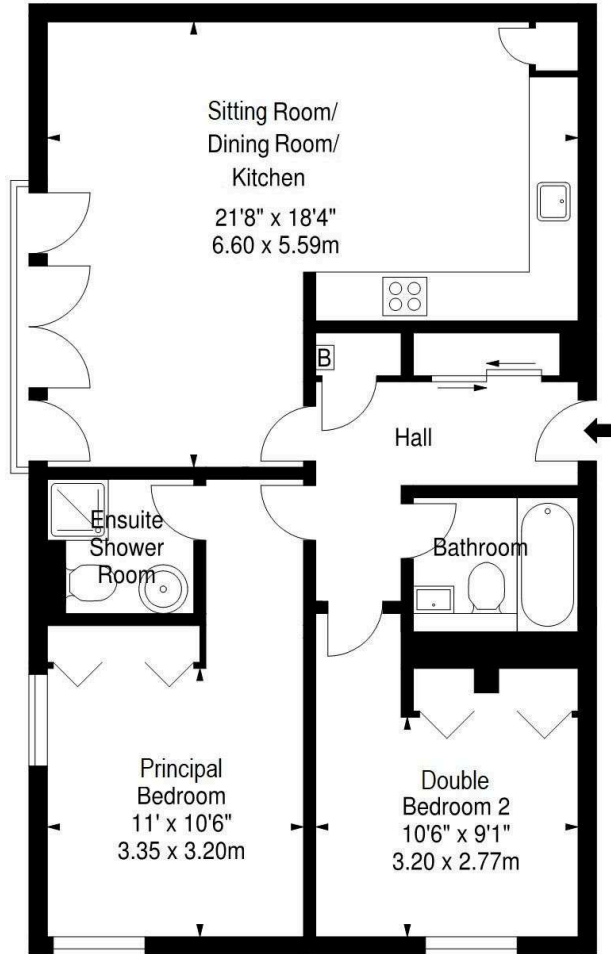
The Home Report is available to download from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.



Kimmerghame Place,
Edinburgh,
Midlothian, EH4 2GE



Approx. Gross Internal Area
816 Sq Ft - 75.81 Sq M
For identification only. Not to scale.
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Second Floor

