



Solicitors & Estate Agents



Offers Over

£310,000

26/8 Kimmerghame Place

Fettes | Edinburgh | EH4 2GE

A particularly impressive third floor flat, forming part of a modern established development in the popular residential area of Fettes. Located close to excellent local amenities and transport links, the property offers stylish interiors along with the added benefit of secure underground parking, and is sure to have a wide appeal in the market.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Communal gardens
-  Secure parking
-  EPC Band - B
-  Council Tax Band - F



Description

The welcoming hallway provides excellent storage, including a double cloak cupboard housing the meters and a further single cupboard containing the boiler. The impressive open-plan lounge/kitchen/diner offers a smart, fully fitted layout with a range of integrated white goods, sleek units, under-unit lighting, and generous space for both relaxing and dining. Juliet balconies enhance the room with natural light and open views. The principal bedroom is a spacious double with a bright dual aspect, lovely open outlooks, and a built-in wardrobe. The en-suite features partial tiling, a corner shower, a heated towel rail, and contemporary fittings. The second bedroom is also a comfortable double with fitted wardrobes and room for additional freestanding furniture. The main bathroom is finished with partial tiling and includes a shower over the bath.

Further benefits include a secure door entry system, passenger lift, gas central heating, and double glazing throughout.

The development is factored at approximately £100 per month.



Gardens & Parkin

The development is surrounded by well-maintained communal garden grounds and for the car owner there is an allocated parking space in the secure underground car park.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer, washing machine, and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

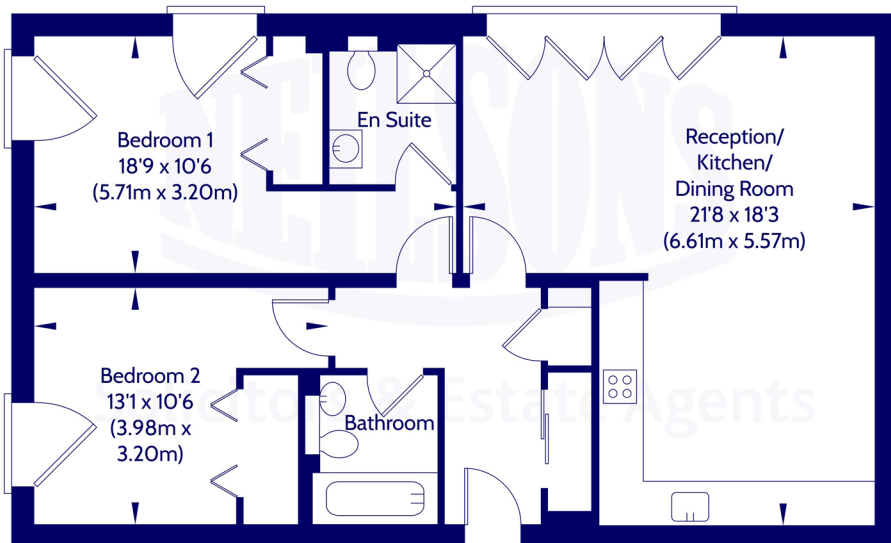
Fettes is a peaceful, highly regarded area situated to the north of the City Centre, within walking distance of the fashionable areas of Stockbridge and Comely Bank which offer a great selection of bespoke shops and some of the City's finest bars, restaurants and cafes. The area is also well served by various supermarkets and additional amenities available at Craigmyle Retail Park which is a short drive away. The beautiful Royal Botanic Gardens and Inverleith Park are close by together with the Ainslie Park recreational centre. Primary and secondary schooling is available locally in both the public and private sectors. Regular public transport services operate into Edinburgh and surrounding areas. For the commuter there is convenient access to the M8, M9, City Bypass, Queensferry Crossing and Edinburgh International Airport.





Approx. Gross Internal Floor Area 75 Sq M / 807 Sq Ft.

3rd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2025 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

