



18 Kimmerghame Place

Fettes, Edinburgh, EH4 2GE


northwood



Introducing a main-door ground-floor flat that forms part of a sought-after contemporary development in Edinburgh's exclusive Fettes area. This beautiful two-bedroom home is presented in move-in condition, offering fashionable interiors that are finished to high standards. It further boasts a sociable open-plan reception area with a premium kitchen, a private patio, and a quality en-suite and family bathroom. It also benefits from private residents' parking and a cobbled area at the front of the property, ideal for enjoying the afternoon sun. Altogether, this exceptional property is sure to be in very high demand amongst a wide variety of buyers.

Accessed via a secure video-phone entry system, the home's private front door opens with a warm welcome to a stylish hall with two built-in store cupboards. At the end of the hall is the open-plan kitchen, living and dining room which spans the width of the property, providing a spacious reception area for daily use. Crisp neutral décor enhances the room, along with a hardwood floor and a tasteful accent wall that frames the modern kitchen.

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- Modern ground-floor flat in move-in condition
 - Part of a sought-after development
 - Situated in Edinburgh's exclusive Fettes area
 - Attractive interior design throughout
 - Secure video-phone entry system
 - Private front door to hall with storage
 - Open-plan kitchen/living/dining room
 - Modern, Shaker-inspired kitchen
 - Two double bedrooms with built-in wardrobes
 - Modern 3pc en-suite shower room
 - 3pc family bathroom with overhead shower
 - Private patio laid with a generous deck
 - Large, landscaped communal garden
 - Private residents' parking
 - Gas central heating and double glazing
 - EPC Rating - B





The kitchen further complements the aesthetic with a Shaker-inspired design, incorporating white cabinets and wooden worktops, as well as a central island. Under-unit lighting allows for ambient moods, whilst integrated appliances ensure a seamless finish (oven, gas hob, slimline extractor, fridge/freezer, dishwasher, and washing machine). There is lots of floorspace for lounge furniture and a table and chairs, and the room extends out via sliding doors onto a private patio that is laid with a generous deck – perfect for relaxing in the sun.







Meanwhile, the two double bedrooms continue the hardwood floor, pairing it with sunny yellow décor for a light and inviting ambience. Both rooms have built-in wardrobes for added practicality, freeing floorspace for study areas and additional furnishings. The principal bedroom also boasts a modern three-piece en-suite shower room. Finishing the home is an on-trend family bathroom, enveloped in mosaic-style tiles. It features a white three-piece suite, comprised of a hidden-cistern toilet, a half-pedestal washbasin (below a large fitted mirror), and a bath with an overhead shower. Gas central heating and double glazing ensure year-round comfort.

In addition to the generous private patio and a sunny, cobbled private area, homeowners also enjoy use of a large, carefully landscaped communal garden. Furthermore, the development provides private residents' parking.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

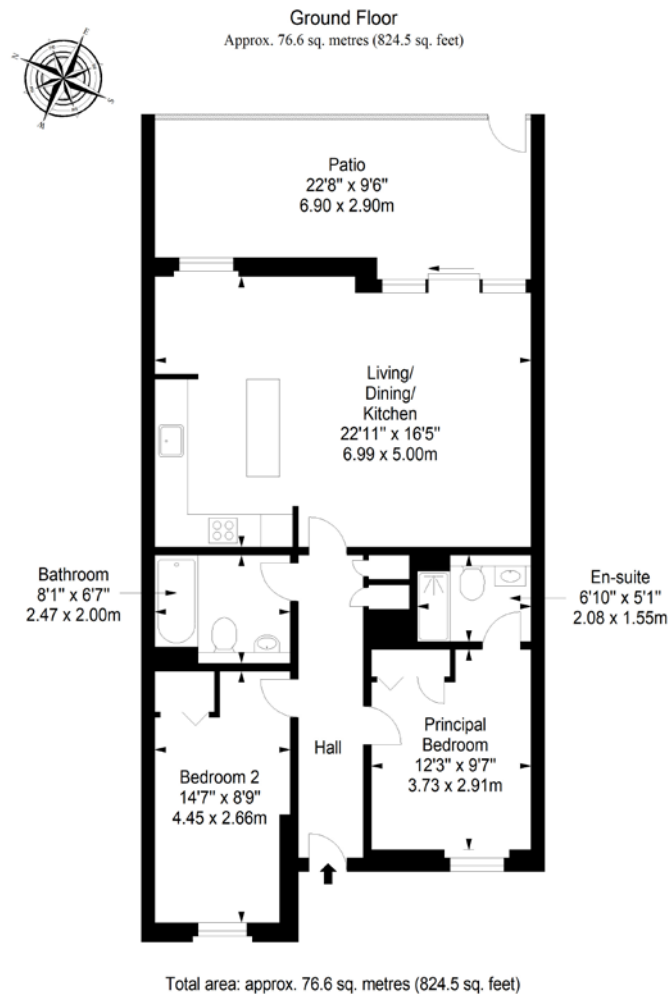


Factor: the development is factored by Speirs Gumley for the approximate monthly cost of £150. This fee covers the upkeep of communal areas, the shared garden, and block buildings insurance.

Fettes, Edinburgh

Lying a short distance north of the city centre is the leafy and exclusive suburb of Fettes; superbly located for easy access to some of the capital's finest green spaces, shopping areas and renowned cultural venues. Neighbouring the charming suburb of Stockbridge, with its lovely village feel, Fettes is within walking distance of a great selection of independent shops, cafes, and award-winning pubs and restaurants. The area is equally well placed for convenient supermarket shopping, whilst nearby Craigleith Retail Park is home to a number of high-street outlets. For cultural attractions, The Scottish National Gallery of Modern Art, with its world-class exhibitions and collections at Modern One and Modern Two, is just a short stroll away from Fettes, while beautiful Inverleith Park, the Royal Botanic Garden Edinburgh, the Water of Leith Walkway are all easily accessible. Residents of Fettes also have a wealth of indoor sport and fitness facilities right on their doorstep. Though most famous for its prestigious private school, Fettes College, Fettes is also within the catchment area for excellent state schooling. The area is served by excellent transport links into the city, and further afield, and also offers convenient access to Edinburgh City Bypass and the M8/M9 motorway network.

Floorplan



edinburgh@northwooduk.com
0131 343 1717
www.northwooduk.com

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