



8/6 Kimmerghame Place

Fettes, Edinburgh, EH4 2GE

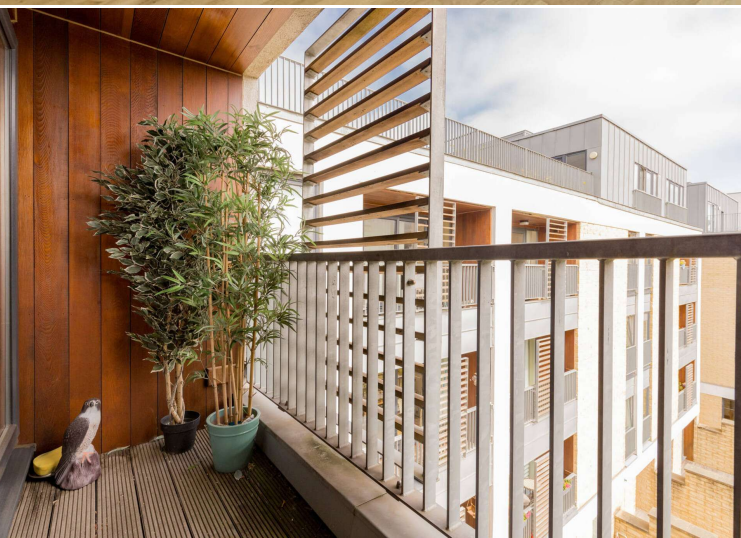


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Truly impressive 3 bedroom third floor apartment with balcony and secure allocated parking space.

- Stylish sitting room leading to balcony
- Spacious kitchen/dining room
- Principal bedroom with en-suite
- 2 further double bedrooms
- Bathroom
- Fabulous views
- Desirable residential area
- Well maintained shared grounds
- Secure allocated parking space
- Gas central heating & double glazing



Fixed Price: £390,000

EPC Rating: C

Council Tax: F

Tenure: Freehold

Further information can be found in the home report.

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About the Property

Forming part of an exclusive modern development this truly impressive 3 bedroom third floor flat benefits from a balcony and views of Edinburgh Castle and Corstorphine Hill. There is an allocated parking space in the secure underground residents' car park and beautifully maintained communal grounds. The development is located in the highly sought after residential area of Fettes which has superb local amenities within easy reach.

The generously proportioned interior is tastefully presented throughout and flooded with natural light. Some particular selling points to note are quality fixtures and fittings, lift access and a secure entryphone system.

Extras

All fitted floor coverings, curtains, light fittings, hob, oven, extractor hood, fridge/freezer, dishwasher and washer/dryer are included in the sale price.





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 Westwood Health Club. Pleasant walks can also be enjoyed along the nearby Water of Leith pathways.



Management

The development is factored and maintained by Speirs Gumley. The monthly payments are approximately £125 - £175, which include block buildings insurance.

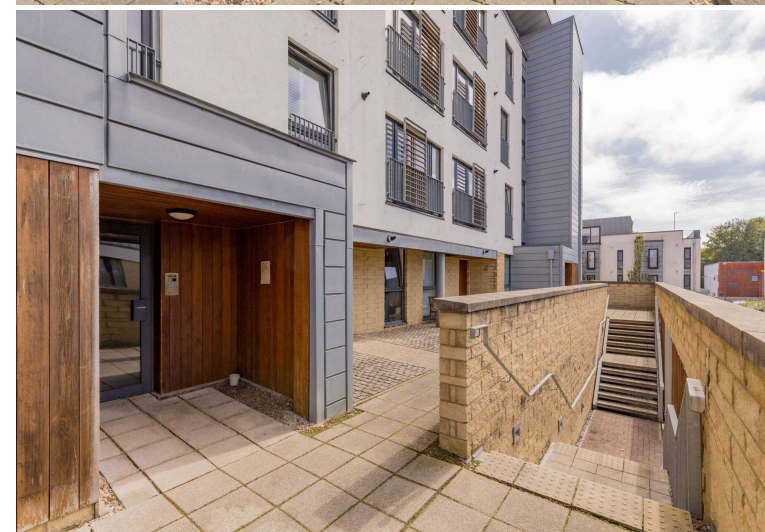


8 Flat 6 Kimmerghame Place, Edinburgh, Midlothian, EH4 2GE



Flat - Approx. Gross Internal Area - 1059 Sq Ft - 98.38 Sq M

For identification only. Not to scale. © SquareFoot 2025





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