



# 3/7 Kimmerghame Drive

Fettes, Edinburgh, EH4 2GJ



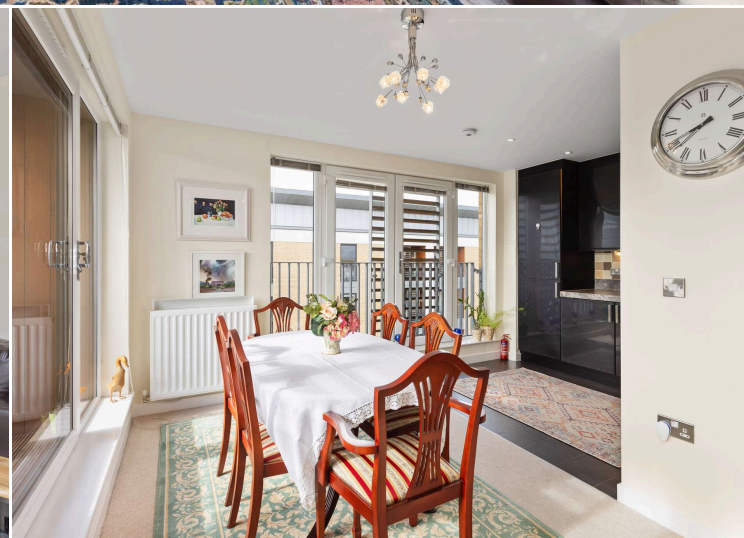
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## Stylish 2 bedroom top floor flat with balcony offering views & allocated parking space

- Stylish open plan kitchen/dining/sitting room
- Balcony with views
- Principal bedroom with en-suite
- Double bedroom 2
- Bathroom with 3-piece suite
- Exclusive modern development
- Well maintained shared grounds
- Secure underground allocated parking
- Gas central heating & double glazing
- Excellent storage



**Offers Over: £310,000**

**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 stunning 2 bedroom top floor flat benefits from a balcony with views, lovely landscaped grounds and an allocated parking space in the secure underground residents' car park.

The development is located in the highly sought after residential area of Fettes which has superb local amenities within easy reach.

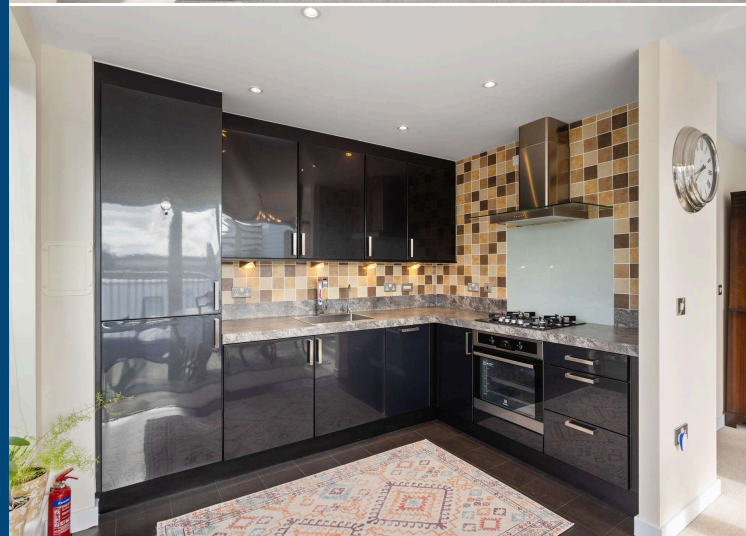
The spacious interior is tastefully presented throughout and flooded with natural light. Some particular selling points to note are quality fixtures and fittings, lift access and a secure entryphone system.

## Management

The development is factored and maintained by Speirs Gumley. The monthly payments are £147, which includes block buildings insurance.

## Extras

All fitted floor coverings, blinds, hob, oven, extractor hood, fridge/freezer, dishwasher and washing machine are included in the sale price.





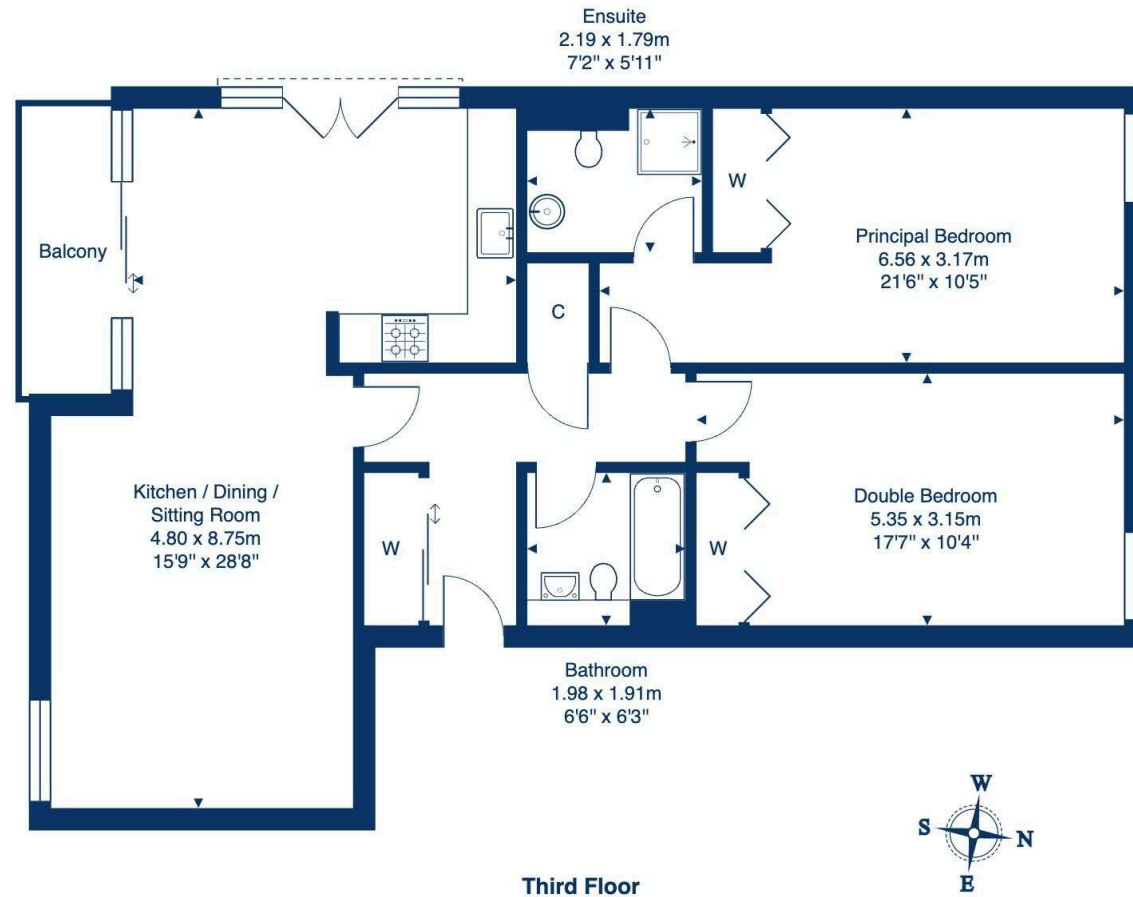


## Location

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.



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Total Area: 91.5 m<sup>2</sup> ... 985 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only.



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**Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT**

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

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