

FETTES

42/8 KIMMERGHAME PLACE
EH4 2GE



2



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EPC RATING: C

FIXED PRICE £370,000

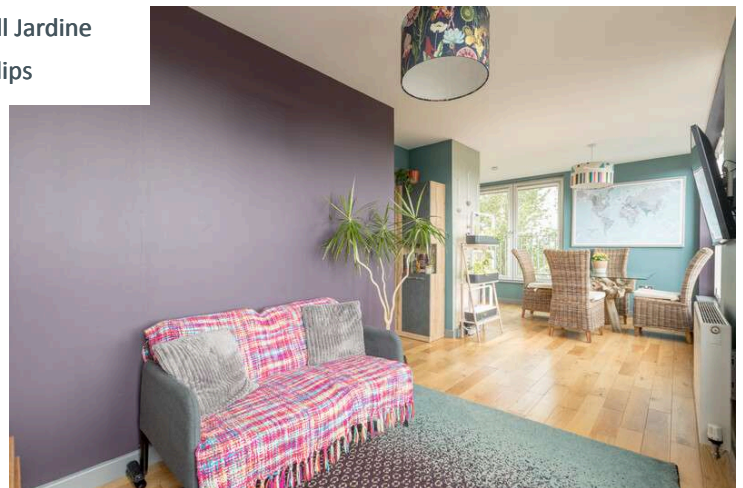
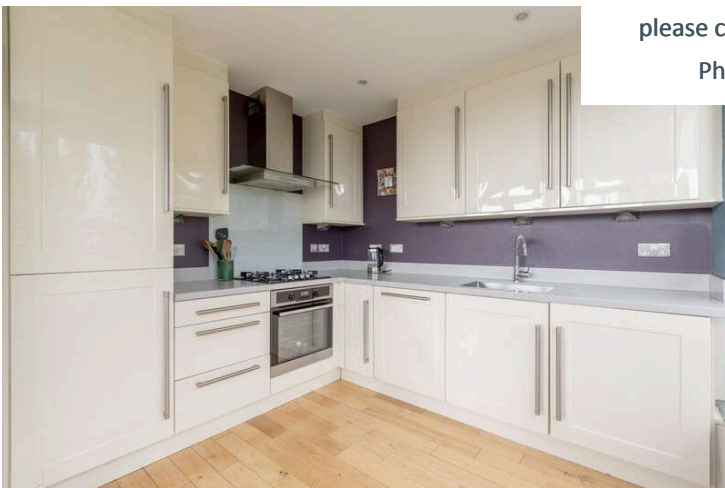
PROPERTY DESCRIPTION

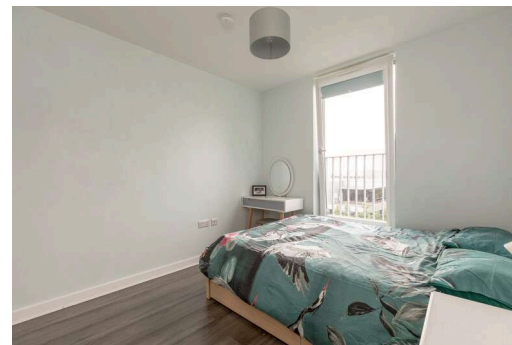
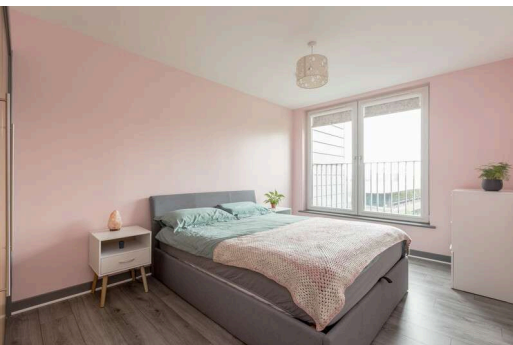
- Lift directly to the top floor with open communal hallway only accessed by this property
- Internal hallway with large wardrobe with sliding doors
- Open plan L shaped kitchen/sitting/dining room with floor to ceiling windows with stunning views and a wide range of cream high gloss units & appliances
- Separate family room with fitted storage and sliding doors to the
- Bright & sunny west facing private roof terrace with wonderful space for relaxing & entertaining, a shed for storage and a sauna
- Master bedroom with fitted wardrobes and leafy outlook over to Fife
- Ensuite shower room with shower cubicle, vanity sink unit & wc
- Second double bedroom with fitted wardrobes and lovely views
- Fully tiled family bathroom with bath with mains shower over, sink & wc
- Gas central heating and double glazed windows
- Well maintained communal gardens at ground level
- Secure underground parking & bike storage
- Factor Spiers & Gumley



VIEWING

By appointment
please call Jardine
Phillips





RARELY AVAILABLE TWO BED TWO BATH PENTHOUSE APARTMENT IN THIS POPULAR CONTEMPORARY DEVELOPMENT WITH A PRIVATE ROOF TERRACE & AMAZING VIEWS

A beautifully presented two bedroom penthouse apartment benefitting from a sunny roof terrace and stunning panoramic views over the playing fields and across the city to Arthur's Seat, the Castle and the Pentland hills. The property is a few minutes' walk from popular Stockbridge with its wide range of amenities including supermarkets, independent outlets, coffee shops, bars & restaurants. There are also a wealth of open spaces nearby, well renowned local schools & great transport links into the city centre.

AREA

Lying a short distance north of the city centre is the leafy and exclusive suburb of Fettes; superbly located for easy access some of the capital's finest green spaces, shopping areas and renowned cultural venues. Neighbouring the charming suburb of Stockbridge, with its lovely villagey feel, Fettes is within walking distance of a great selection of independent shops, cafes and award-winning pubs & restaurants. The area is equally well placed for convenient supermarket shopping (including Waitrose & Morrisons) and nearby Craighleith Retail Park is home to a number of high street outlets. For cultural attractions, The Scottish National Gallery of Modern Art and the beautiful Inverleith Park, the Royal Botanic Garden Edinburgh and the Water of Leith Walkway are all easily accessible. There are also a wealth of indoor sport & fitness facilities right on the doorstep. The apartment is in the catchment for the well-renowned Flora Stevenson Primary & Broughton High School, with ESMS only a short drive away. There are excellent transport links into the city and further afield, and there is also convenient

access to Edinburgh City Bypass and the M8/M9 motorway network.

GARDEN

Bright & sunny west facing private roof terrace with wonderful space for relaxing & entertaining, a shed for storage and a sauna

PARKING

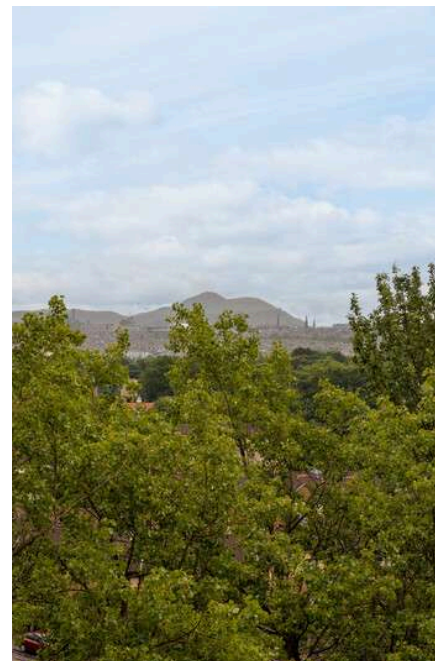
Secure underground parking & bike storage

EXTRAS

The blinds/curtains, light fittings, TV on the wall in the family room, gas hob, oven, cooker hood, integrated dishwasher, integrated fridge freezer and integrated washing machine are included in the sale. The sauna is available by separate negotiation.

HOME REPORT VALUATION

£370,000

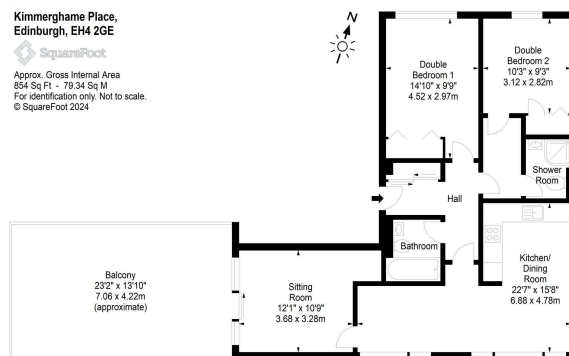


Living room	21'1" x 13'9" (3.68 x 3.28m)
Kitchen/dining/living room	22'7" x 15'8" (6.88 x 4.78m)
Bedroom 1	14'10" x 9'99" (4.52 x 2.97m)
Bedroom 2	10'3" x 9'3" (3.12 x 2.82m)
Roof Terrace	23'2" x 13'10" (7.06 x 4.22m)

Kimmerghame Place,
Edinburgh, EH4 2GE



Approx. Gross Internal Area
854 Sq Ft - 78.34 Sq M
For identification only. Not to scale.
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Fourth Floor

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

