



3 Kimmerghame View
FETTES | EDINBURGH | EH4 2GP


warners
solicitors & estate agents



3 Kimmerghame View

Fettes | Edinburgh | EH4 2GP

Beautifully presented main door apartment with two bedrooms, private patio and allocated parking, forming part of a sought-after modern development in the most popular Fettes area, close to an excellent range of amenities and transport links.

This bright and spacious apartment with its own private entrance, offers comfortable and well-planned accommodation, finished to a high standard throughout. The large open plan living area is a particularly appealing room with patio doors to a large private patio area that has been fully decked. The bedrooms are both double rooms with built-in wardrobes and the main enjoys the convenience of an ensuite shower room. Externally the grounds are very well-maintained and there is a secure underground allocated parking space. Early viewing of this lovely apartment is highly recommended.

- Hallway with storage cupboards
- Spacious living/dining room with patio doors to decked patio
- Open plan, modern fitted kitchen
- Main bedroom with built-in wardrobe
- And ensuite shower room with electric shower
- Further double bedroom with built-in wardrobe
- Family bathroom with 3-piece white suite
- Private patio with decking
- Hardwood flooring
- Gas central heating and double glazing
- Secure underground allocated parking space
- Landscaped communal areas

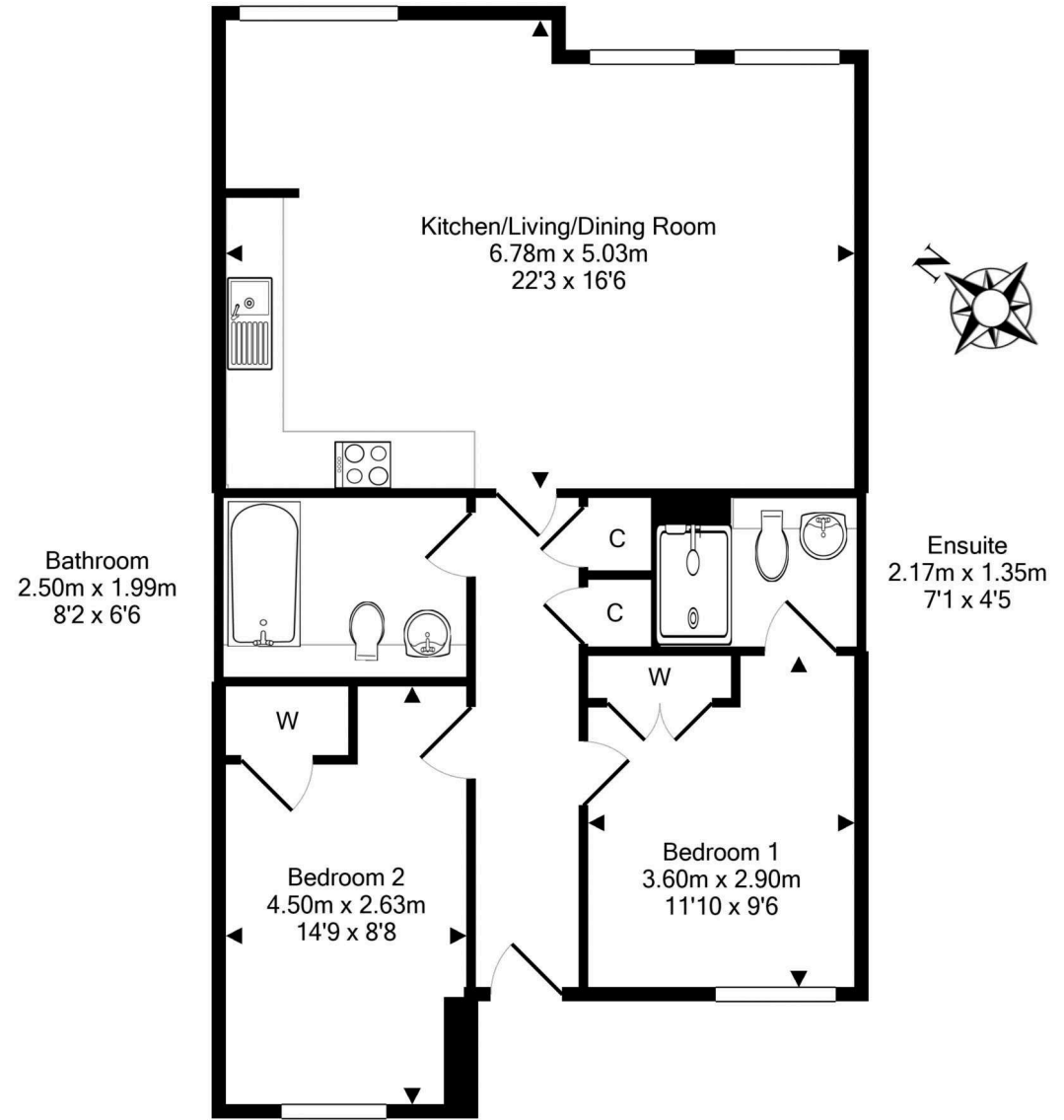
All kitchen appliances are included in the sale. Curtains and fittings available by separate negotiation. EPC Band C.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The highly regarded Fettes area is situated two miles from the City Centre. Some of Edinburgh's most attractive parklands are in the vicinity, including the Royal Botanic Gardens and Inverleith Park. The local Ainslie Park recreational centre offers an extensive range of sporting facilities. Nearby Stockbridge and Comely Bank offer a number of bespoke shops and eateries and Craighleith Retail Park is also near at hand. Excellent schooling, both state and independent, is well represented from nursery to senior level. Regular public transport services operate into Edinburgh, and the main commuting routes, including the M8, M9, Forth Road Bridge and Edinburgh International Airport, are also easily accessible.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
 Made with Metropix ©2021