



16 Kimmerghame Place
FETTES | EDINBURGH | EH4 2GE


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Exceptional, modern elevated main door apartment with a classic feel forming part of a sought-after factored modern development in the most popular Fettes area. Close to an excellent range of amenities and transport links, this apartment is offered to the market in true move-in condition and represents an ideal purchase for a home or as a buy to let investment. The main living space is a bright open plan design, falling naturally into leisure, dining, and cooking areas, with ample room for both dining and relaxing furniture. French doors lead to a private terrace bring in an abundance of natural light and looks onto communal courtyard. The kitchen features a range of modern white gloss base and wall mounted units and integrated appliances. The principal bedroom is a generous double boasting an en-suite shower room and fitted wardrobes, and the second double bedroom also benefits from fitted wardrobes. The accommodation is completed by a family sized bathroom with mains shower over bath. Further benefits include gas central heating, double glazing, secured video entry, lift service, large cycle shed, landscaped communal courtyard and a secure underground allocated parking space.

- Gas central heating
- Double glazing
- Large terrace off open plan living space
- Allocated space in underground car park
- Lift

EPC Rating B

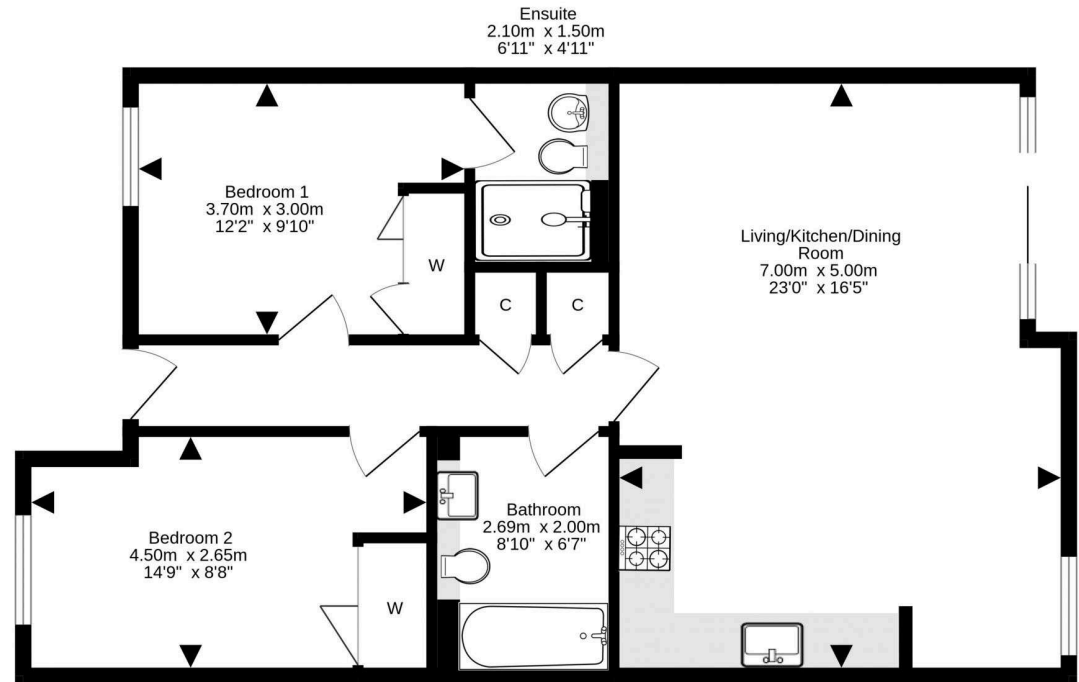
Extras include all blinds, washer, dryer and dishwasher.

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 Metrovix ©2024

