



9 Kimmerghame Place
CRAIGLEITH | EDINBURGH | EH4 2GD


warners
solicitors & estate agents





9 Kimmerghame Place

CRAIGLEITH | EDINBURGH | EH4 2GD

Bright and spacious four bedroom terraced villa boasting private front and rear gardens and forming part of an exclusive modern development, located in the highly sought after area of Fettes close to supermarkets, road links and Craigleith Retail Park.

The property benefits from private gardens to the front and rear with mature shrubs and trees as well as a driveway and garage. Upon entering the property, you are greeted with a welcoming entrance hallway offering excellent storage space and a handy wc. An exceptionally bright and airy living/dining room allows for an abundance of natural light through the floor to ceiling windows and patio doors. The spacious dining kitchen is fitted with stylish floor and wall units and has access to the utility room, housing the boiler and washing machine, which in turn gives access to the integral garage with sink.

Upstairs, the four bedrooms boast fitted wardrobes with the principal bedroom further benefitting from an en-suite shower room and Juliette balcony. The accommodation is completed by a family bathroom with separate mains shower unit and vanity sink unit. Externally, the property benefits from private front side and rear gardens, driveway and garage.

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





- Entrance hallway with storage
- Downstairs WC
- Bright and airy living/dining room with doors to garden
- Spacious dining/kitchen/family room
- Principal bedroom with en-suite shower room and Juliet balcony
- Three further bedrooms with integrated storage
- Family bathroom with bath and separate shower cubicle
- Gas central heating
- Double glazing
- Front, side and rear gardens with mature shrubs and trees
- Driveway

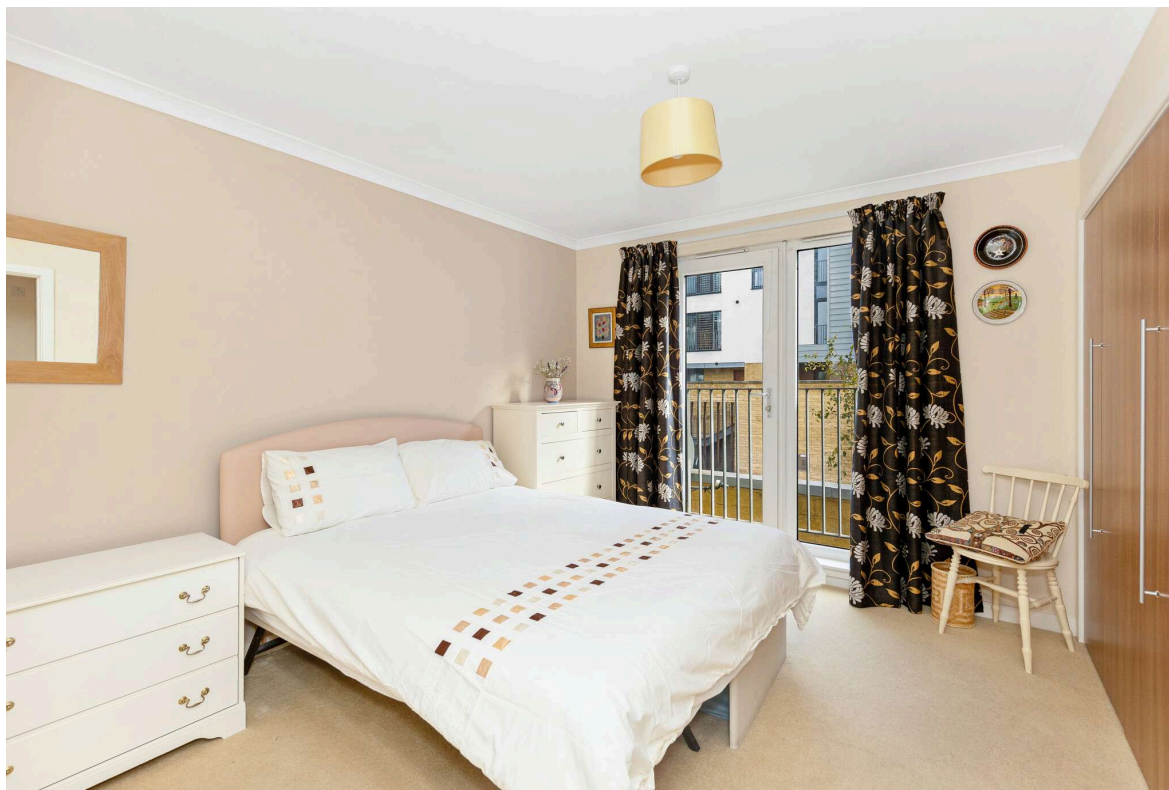
- Integral garage

Energy Rating C.

Council Tax band G

Included in the sale will be all curtains, integrated appliances and the fridge freezer, and the workbench in the garage.

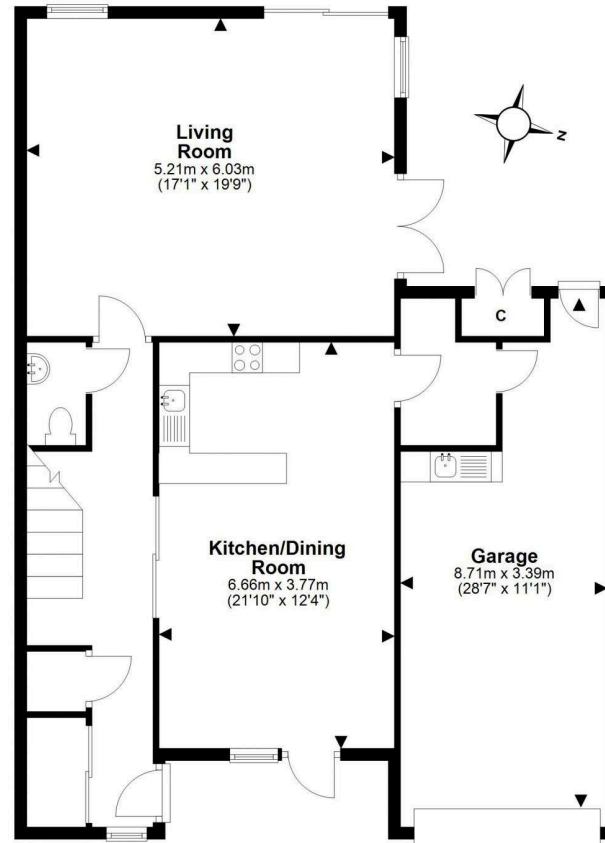
There is a factor fee of £12 per month.



Craigleith is an increasingly desirable residential area just ten minutes' drive from Edinburgh's West End and the City Centre. First class retail amenities are to be found at Craigleith Retail Park and excellent local shopping in Stockbridge only a short drive away. There are excellent schools in the vicinity in both state and private sectors. Leisure opportunities nearby include pleasant walks along the Water of Leith, Inverleith Park, The Royal Botanic Gardens and Murrayfield and Ravelston Golf courses. There are good road links via Queensferry Road to the City Bypass, Forth Road Bridge and Edinburgh International Airport.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.