



18/1 Kimmerghame Path  
FETTES | EDINBURGH | EH4 2GN

**warners**  
solicitors & estate agents



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Beautifully presented and bright two-bedroom, ground floor flat boasting a south facing private terrace, and forming part of an exclusive modern development in the prestigious Fettes district of Edinburgh.

This lovely apartment has been tastefully decorated to a high standard throughout and is offered to the market in true move-in condition. The living/dining/kitchen forms the main public space in the property and falls naturally into living and dining areas and is fitted with a range of appliances. From here, sliding doors provide access to the terrace, which will be fantastic for al fresco dining and enjoying the best of the summer weather. The principal bedroom boasts fitted wardrobes and a stylish en-suite shower room with electric shower and vanity sink unit. The second double bedroom similarly benefits from integrated storage. A modern bathroom with mains shower over bath and fitted storage unit, completes the accommodation. With fantastic local amenities including the Royal Botanic Gardens and Ainslie Park Leisure Centre, early viewing is essential to appreciate this outstanding property.

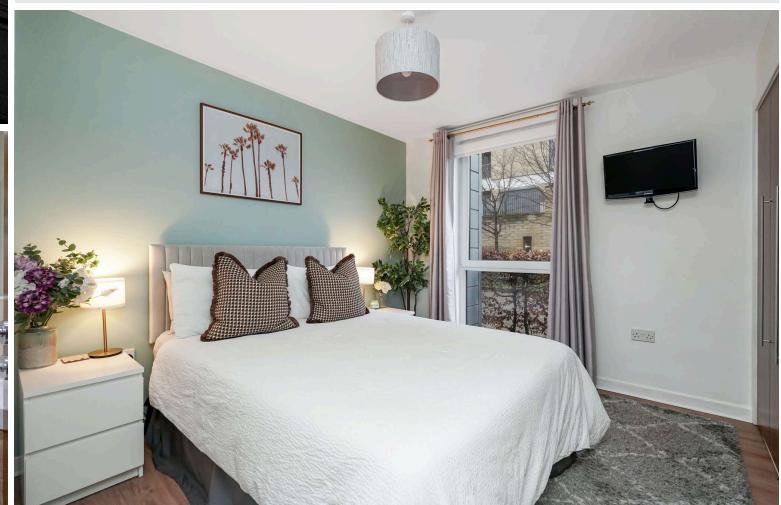
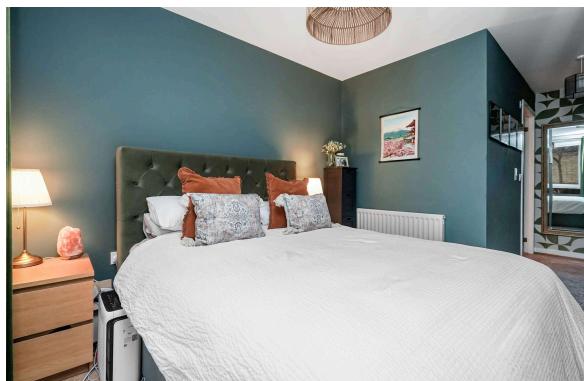
- Beautifully presented ground floor flat with private terrace
- Open plan living/dining/kitchen with integrated appliances
- Principal bedroom with fitted wardrobes and en-suite shower room
- Further double bedroom with fitted wardrobes
- Gas central heating and double glazing
- Private terrace accessed from living room
- Underground parking space & bike storage
- Factor, Spiers Gumley approximately £155 per month

Energy Rating B, Council Tax F

All integrated kitchen appliances such as fridge/freezer, oven, dishwasher and washing machine as well as fitted blinds in the bedrooms and the bathroom cabinet are all included in the sale.

Light fittings are not included however will be replaced with standards.

**PRICE & VIEWING:** Please refer to our website, [www.warnerslplp.com](http://www.warnerslplp.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 Craigleath 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.

