

COULTERS[©]

1 1/3 KIMMERGHAME TERRACE, FETTES

FETTES, EDINBURGH, EH4 2GG



1 BED



1 BATH



1 PUBLIC



TAKE A LOOK INSIDE

11/3 Kimmerghame Terrace is a particularly spacious one bedroom apartment with a large south-east facing terrace, quietly positioned on the ground floor of an established modern development in Fettes. This is a fantastic opportunity to secure a stylish home in a peaceful yet well-connected setting close to Inverleith, Stockbridge and the city centre.

The property is accessed via a secure communal entrance with video entry system. A wide hallway with two large storage cupboards leads through to the impressive open plan kitchen, dining and living room. Bright and well-designed, this space enjoys sliding doors that open directly onto the private terrace — a sunny spot with ample room for seating, potted plants and al fresco dining.

KEY FEATURES



Well-presented ground floor flat.



Spacious double bedroom.



Private south-east facing terrace.



Underground residents parking and additional on street parking.



Situated in the prime residential area of Fettes.



Excellent local amenities nearby.

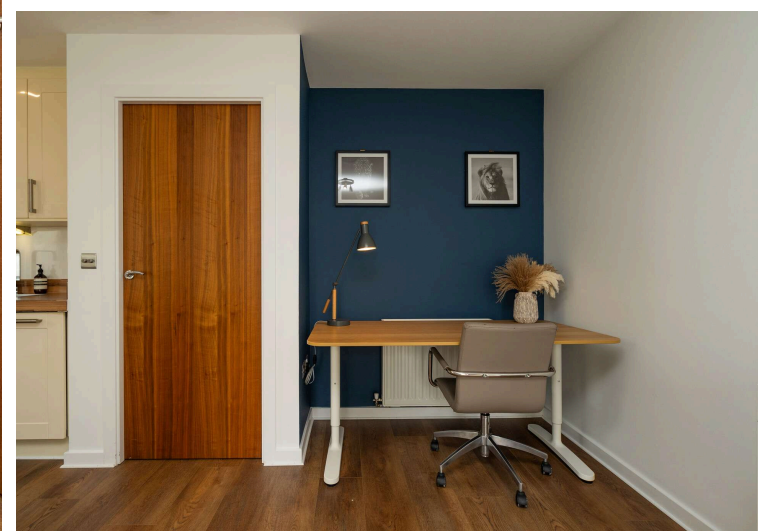


EPC Rating - B



Council Tax Band - E





The kitchen is neatly configured with a range of wall and base units, excellent worktop space and integrated appliances including a gas hob, oven, extractor, dishwasher and washing machine. The double bedroom is generous in size and benefits from built-in wardrobes. A separate bathroom, finished to a high standard, completes the accommodation.

Further benefits include gas central heating, full double glazing, and a secure allocated parking space within the underground garage. Additional unrestricted parking is available around the development.

The factor is Spiers Gumley and the factoring fee is approximately £157 per month and includes block buildings insurance.



THE LOCAL AREA

Fettes is a prime residential area two miles north of Edinburgh's City Centre. Residents enjoy excellent leisure and recreational opportunities with the picturesque Royal Botanic Garden and Inverleith Park nearby offering panoramic Edinburgh views and peaceful walks. The neighbouring Village Hotel Health Club houses a state-of-the-art gym, fitness classes, a swimming pool and more, whilst Ainslie Park Leisure Centre minutes from the property has a swimming pool, gym, and fitness classes. Silverknowes and Murrayfield Golf Clubs are within a ten-minute drive, and it is within easy reach of Cramond beach and foreshore ideal for leisurely walks and cycles. When it comes to dining you are spoilt for choice with the range of restaurants and bars in nearby Stockbridge. Larger shopping requirements are met at Morrisons only a few minutes from the property, as well as Waitrose at Comely Bank and Craigmile Retail Park which houses a Sainsbury's and a Marks and Spencer. Regular bus services take you into Edinburgh City Centre, and the M8, The Queensferry Crossing, and Edinburgh International Airport are all easily accessible.

EXTRAS

All blinds, curtains, light fittings, fitted flooring and integrated appliances are included in the sale price. Other items may be available subject to separate negotiation.

HOME REPORT VALUATION: £245,000



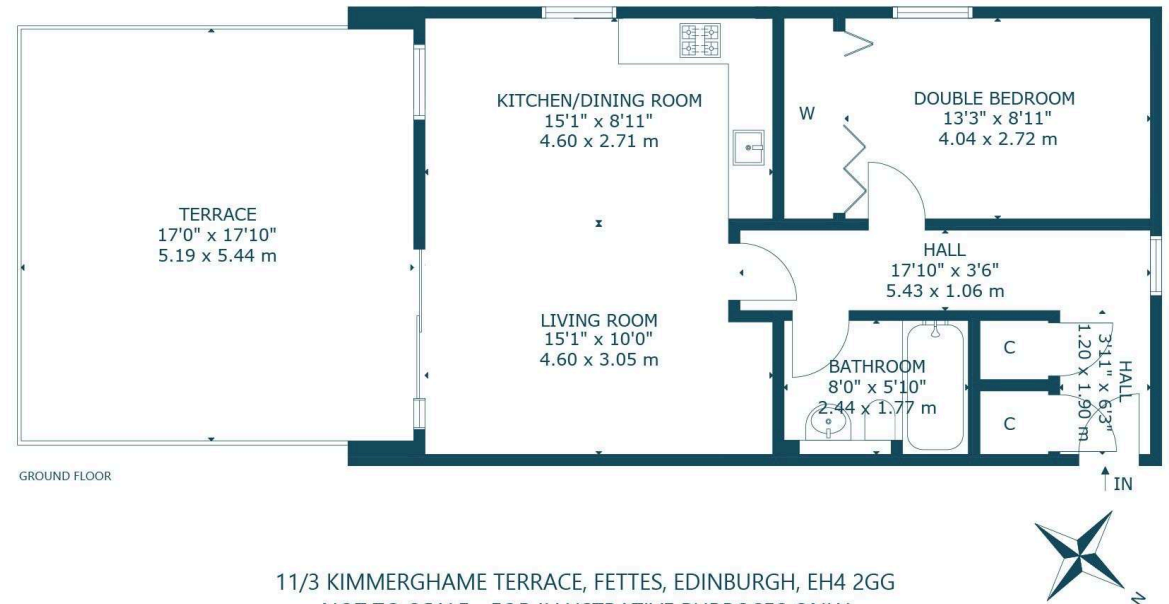
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 595 SQ FT / 55 SQ M TERRACE 304 SQ FT / 28 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.