



11/5 Kimmerghame Terrace
FETTES | EDINBURGH | EH4 2GG

warners
solicitors & estate agents



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Forming part of an exclusive modern development in the highly sought-after Fettes area, this stylish first-floor apartment enjoys a superb south-facing balcony overlooking beautifully maintained communal grounds. The property further benefits from an allocated parking space within a secure underground garage, with convenient lift access directly to the apartment level.

Internally, the flat is bright, well-proportioned and presented in excellent contemporary order throughout, with an abundance of natural daylight. The accommodation comprises a welcoming entrance hall with two generous storage cupboards, and an impressive sitting/dining room featuring dual-aspect windows and direct access to the balcony. Open plan to the living space is a modern fitted kitchen with sleek base and wall-mounted units.

The well-sized double bedroom benefits from built-in wardrobes and is complemented by a stylish, fully tiled bathroom fitted with a white three-piece suite and waterfall shower over the bath.

Additional features include gas central heating, full double glazing, a secure entry phone system, communal bicycle storage and free on-street parking within the development, making this an ideal home or investment in a prime city location.

- Prime Fettes location within an exclusive modern development
- Bright, well-presented first-floor apartment
- South-facing private balcony
- Open-plan living with modern kitchen
- Secure underground parking with lift access
- Excellent storage and modern comforts throughout

Energy rating B. Council Tax Band E.

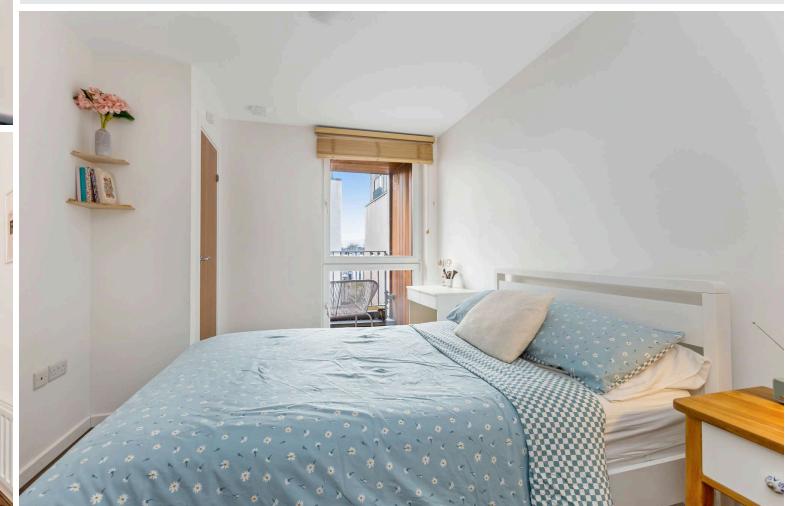
Factor with Spiers Gumley, 270 Glasgow Road, Glasgow G73 1UZ
Deposit held £250, approx. £300 quarterly.

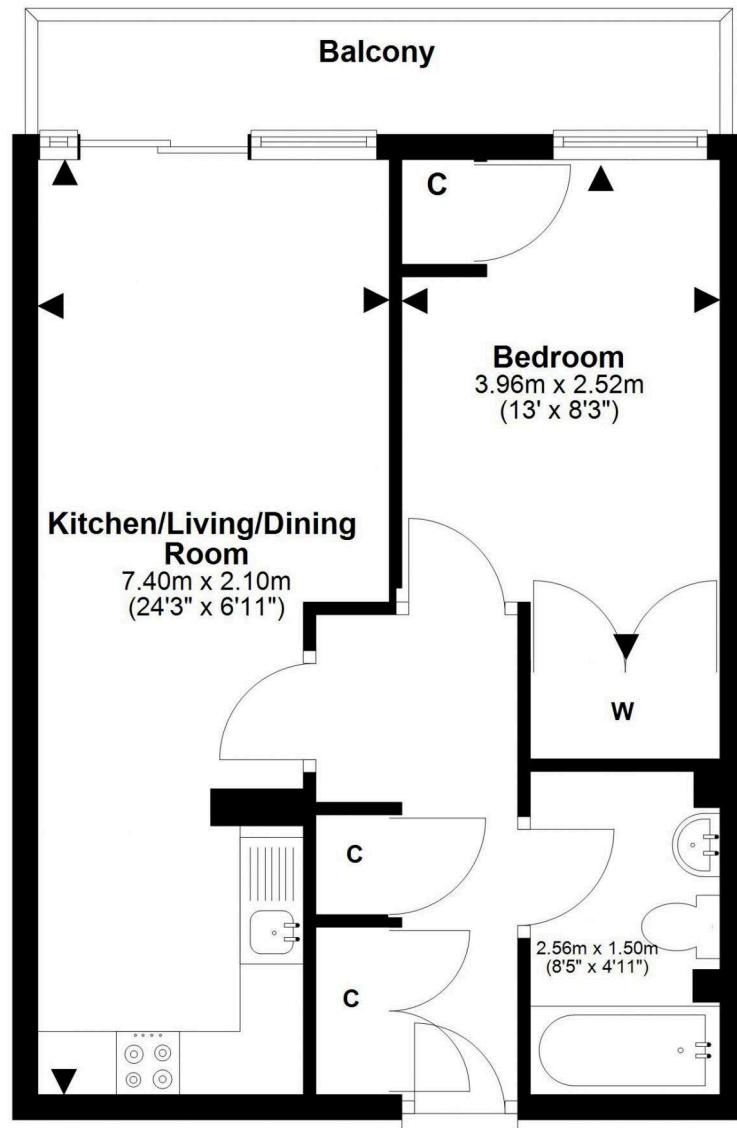
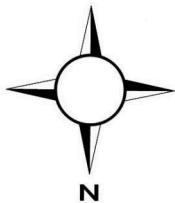
PRICE & VIEWING: Please refer to our website, www.warnerslplp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, blinds and shelving within cupboard will be included in the sale. The sofa can also be included in the sale upon buyers request.

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.





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.