



GILSON GRAY

LAW • PROPERTY • FINANCE

20/1 KIMMERGHAME TERRACE

Fettes, Edinburgh, EH4 2GH



Located on the first floor of an exclusive lift-serviced development, with secure allocated parking and a balcony overlooking landscaped communal gardens, this neutrally-presented flat enjoys two double bedrooms with storage, an en-suite shower room and a bathroom, and a living room and dining kitchen with an airy semi-open-plan layout. The flat's desirable address is well-connected to the city centre and within easy reach of the urban village of Stockbridge.

Extras: All fitted floor coverings, window coverings, and light fittings are included in the sale.

FEATURES

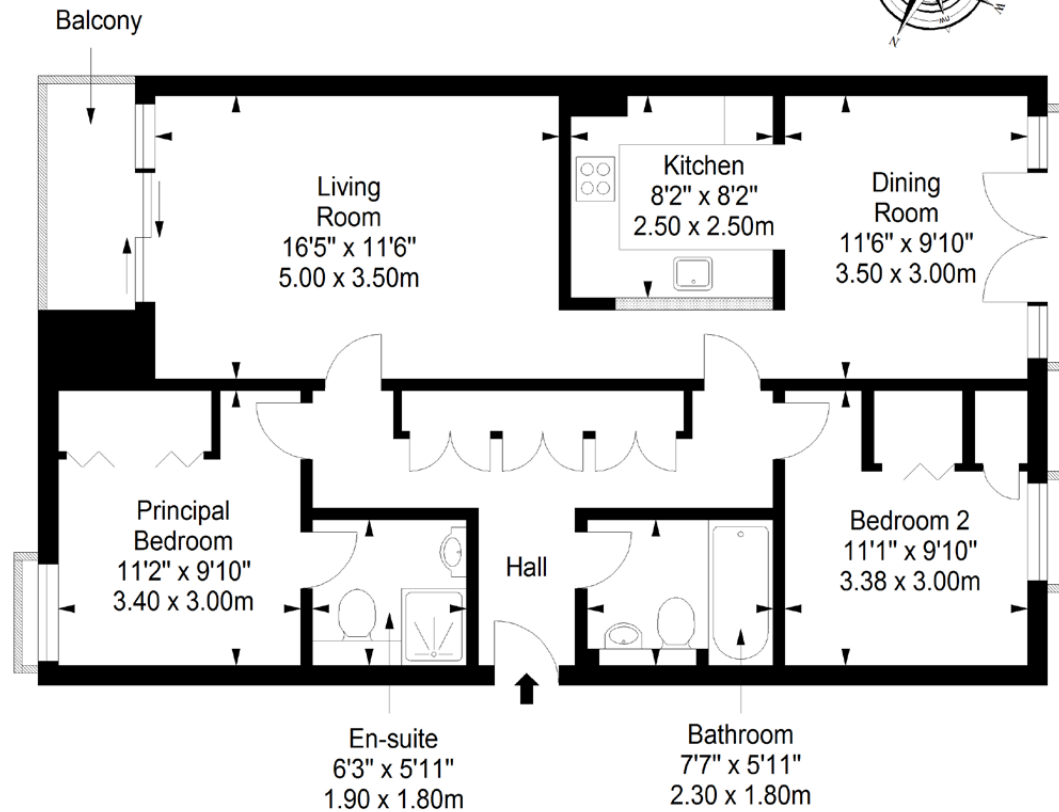
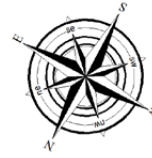
- Sought-after city location
- Exclusive factored development
- Tasteful neutral interiors
- First-floor flat
- Secure entry & shared lift service
- Entrance hall with good storage
- Living room with balcony
- Kitchen with dining area
- 2 Double bedrooms with storage
- En-suite shower room
- Three-piece bathroom
- Landscaped communal gardens
- Allocated secure parking
- EPC Rating - B
- Council Tax Band - F



“FIRST-FLOOR FLAT IN
A SOUGHT-AFTER CITY
LOCATION WITH TASTEFUL
NEUTRAL INTERIORS”



First Floor
Approx. 80.2 sq. metres (863.3 sq. feet)



Total area: approx. 80.2 sq. metres (863.3 sq. feet)

GILSONGRAY.CO.UK

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BORDERS

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