



KIMMERGHAME TERRACE
14-26 (Eves Ness)



GILSON GRAY

LAW • PROPERTY • FINANCE

18 KIMMERGHAME TERRACE

Fettes, Edinburgh, EH4 2GH



Forming part of an attractive, modern development in Fettes, this main-door ground-floor apartment offers an open-plan dining kitchen/living room, two double bedrooms with storage, an en-suite shower room, and a separate bathroom, plus a private patio, access to shared gardens, and private residents' parking. It is sure to appeal to couples, professionals, young families, downsizers, and rental investors alike.

Extras: Integrated kitchen appliances comprising an oven, hob, extractor hood, fridge/freezer, dishwasher, and washing machine will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



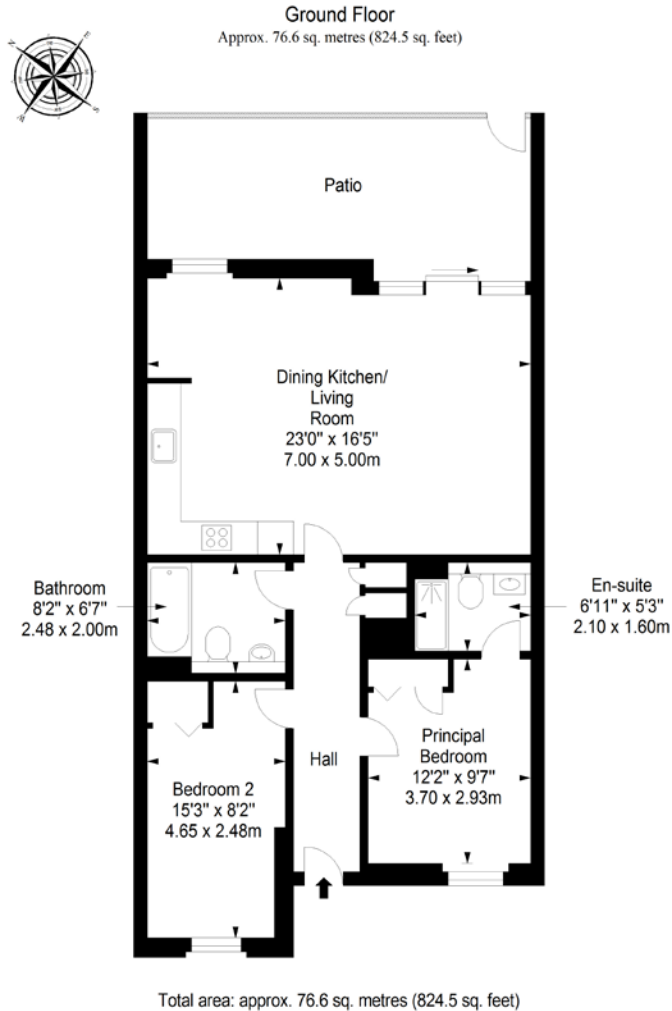
FEATURES

- Main-door, ground-floor apartment in Fettes
- Part of an attractive, modern development
- Entrance hall with built-in storage
- Open-plan dining kitchen/living room
- Two double bedrooms with built-in wardrobes
- One en-suite shower room
- Separate bathroom
- Generous private patio
- Access to shared gardens
- Private residents' parking
- EPC Rating - B
- Council Tax Band - F



“OPEN-PLAN DINING
KITCHEN/LIVING ROOM
AND TWO DOUBLE
BEDROOMS WITH
BUILT-IN WARDROBES”





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