



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**42/3 KIMMERGHAME PLACE**

Fettes, Edinburgh, EH4 2GE





This stylish first-floor flat enjoys a leafy setting within an exclusive contemporary development with secure parking, served locally by excellent transport and road links in and out of the city. The bright, neutral interiors feature two carpeted double bedrooms with storage, an en-suite shower room, a bathroom, and a generous open-plan living/dining area and kitchen opening into a south-facing balcony overlooking an attractively landscaped communal garden.

Extras: All fitted floor and window coverings, and light fittings are included. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Please note, some of the rooms have been virtually staged for illustration purposes.

## FEATURES

- Quiet contemporary development
- First-floor flat with understated décor
- Secure entry and shared lift service
- Entrance hall with storage
- Bright open-plan reception room and kitchen
- Two double bedrooms with storage
- En-suite shower room
- Three-piece bathroom
- South-facing balcony
- Communal landscaped garden
- Secure underground parking





SECURE PARKING AND  
A SOUTH-FACING  
BALCONY OFFERING  
DELIGHTFUL GARDEN  
VIEWS



EPC RATING:

B

COUNCIL TAX BAND:

F

VIEWINGS

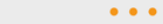
By appointment with Gilson Gray on 0131 516 5366



GILSONGRAY.CO.UK

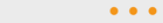
EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



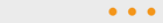
GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



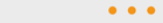
EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



BORDERS

01890 880 008

First Floor

Approx. 82.9 sq. metres (892.4 sq. feet)



Total area: approx. 82.9 sq. metres (892.4 sq. feet)

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