










Offers Over  
**£280,000**

## 36/3 Kimmerghame Place

Fettes | Edinburgh | EH4 2GE

This superb apartment forms part of an exclusive modern development, quietly located in the capital's popular Fettes district with a host of excellent amenities and commuter links close by. The property offers bright, spacious and flexible living, which would be well suited to the professional couple with benefits including secure underground parking, lift access, gas central heating, and double glazing. Early viewing is highly recommended.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Allocated Space in Underground Car Park
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - F



## Description

Internally the property briefly comprises; welcoming hallway with storage; generously proportioned open plan living area incorporating reception room with kitchen with ample space for a dining table. Measuring almost nine metres in width the space offers ample space for freestanding furniture, the room also benefits from an abundance of natural light with access to a south facing private balcony offering a peaceful aspect into the courtyard, the kitchen offers a range of white wall and base units, integrated appliances and spotlights; the principal bedroom benefits from built in wardrobes and a convenient en-suite with a white two piece suite, shower cubicle and stylish tiling; further well proportioned double bedroom again with built in wardrobes and neutral décor; the main bathroom offers a crisp white three piece suite, half height tiling and vanity storage.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens & Parking

The property is situated within well maintained communal landscaped grounds and there is an allocated secure parking space underground together with further residents/visitors parking available within the development. A factoring fee is made payable for the upkeep of the communal areas.

## Viewing

Please contact Neilsons on 0131 625 2222.



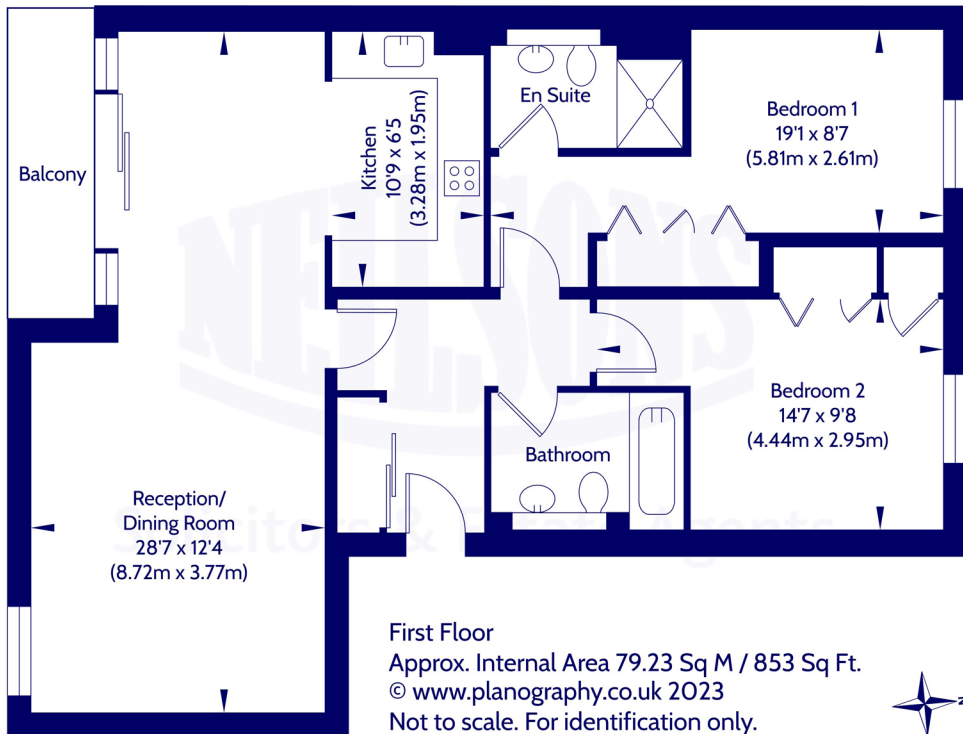




## Location

Fettes is a peaceful, highly regarded area situated to the north of the City Centre, within walking distance of the fashionable areas of Stockbridge and Comely Bank which offer a great selection of bespoke shops, a Sainsburys Local and some of the City's finest bars, restaurants and cafes. The area is also well served by various supermarkets and additional amenities available at Craighleith Retail Park which is a short drive away. The beautiful Royal Botanic Gardens and Inverleith Park are close by together with the Ainslie Park recreational centre. Primary and secondary schooling is available locally in both the public and private sectors. Regular public transport services operate into Edinburgh and surrounding areas. For the commuter there is convenient access to the M8, M9, City Bypass, Queensferry Crossing and Edinburgh International Airport.





Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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