

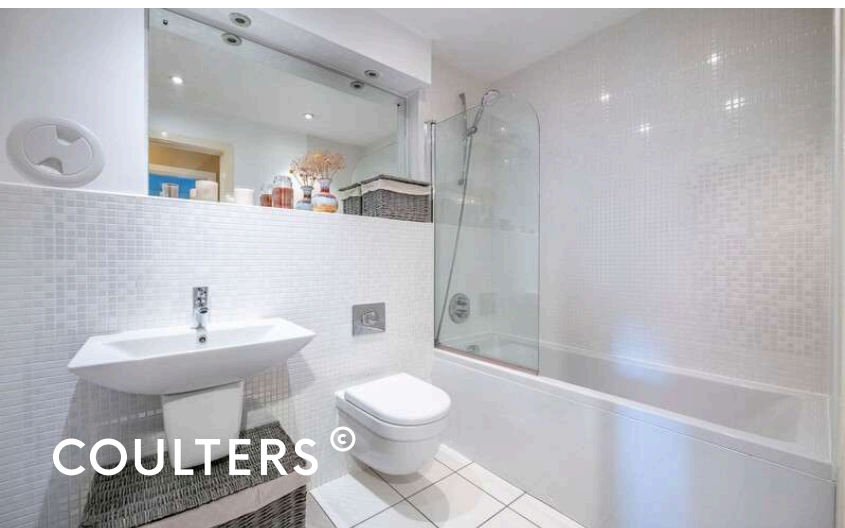
COULTERS<sup>©</sup>

# FLAT 1, 40 KIMMERGHAME DRIVE

FETTES, EDINBURGH, EH4 2GJ

 2 BED  2 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

This immaculately presented two bedroom ground floor flat forms part of an exclusive development in the sought after Fettes area of Edinburgh.

There is a well-proportioned open plan kitchen, living and dining room with patio doors leading to a sunny, south-east facing private decked terrace that boasts pleasant open views towards iconic Fettes College. The stylish fitted kitchen has integrated appliances and ample worktop space and cabinet storage. A spacious hallway with large storage cupboard, leads to two carpeted double bedrooms each with built in storage. The principal bedroom benefits from a luxury en-suite shower room and there is also a contemporary bathroom.

The property is fitted with double glazing and gas central heating.

## KEY FEATURES



Modern ground floor apartment



Private terrace and communal grounds



Close to Inverleith Park & Royal Botanic Garden



Two double bedrooms, one with en suite

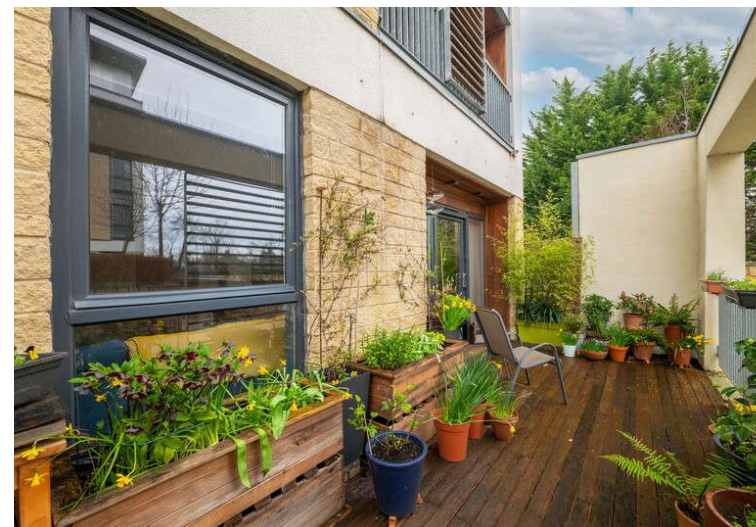


Secure underground allocated parking space



Stockbridge shops just a short walk away

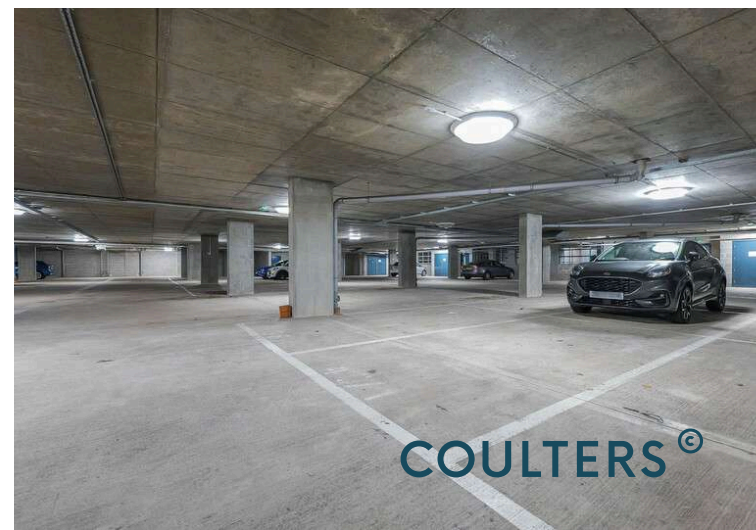




The building benefits from lift access, video entry system and an allocated parking space which is situated within a secure, underground car park.

There are well-kept communal grounds with mature trees, shrubs and paved seating areas.

The factor is Spiers Gumley and the monthly factoring costs, which include buildings insurance, are approximately £194.







## THE LOCAL AREA

Fettes is a prime residential area two miles north of Edinburgh's City Centre. Residents enjoy excellent leisure and recreational opportunities with the picturesque Royal Botanic Garden and Inverleith Park nearby offering panoramic Edinburgh views and peaceful walks. The neighbouring Village Hotel Health Club houses a state-of-the-art gym, fitness classes, a swimming pool and more, whilst Ainslie Park Leisure Centre minutes from the property has a swimming pool, gym, and fitness classes. Silverknowes and Murrayfield Golf Clubs are within a ten-minute drive, and it is within easy reach of Cramond beach and foreshore ideal for leisurely walks and cycles. When it comes to dining you are spoilt for choice with the range of restaurants and bars in nearby Stockbridge. Larger shopping requirements are met at Morrisons only a few minutes from the property, as well as Waitrose at Comely Bank and Craighleith Retail Park which houses a Sainsbury's and a Marks and Spencer. The property lies in the catchment area of Flora Stevenson Primary School and Broughton High School. Some of Edinburgh's finest private schools nearby include Fettes College and The Edinburgh Academy. Regular bus services take you into Edinburgh City Centre, and the M8, The Queensferry Crossing, and Edinburgh International Airport are all easily accessible.

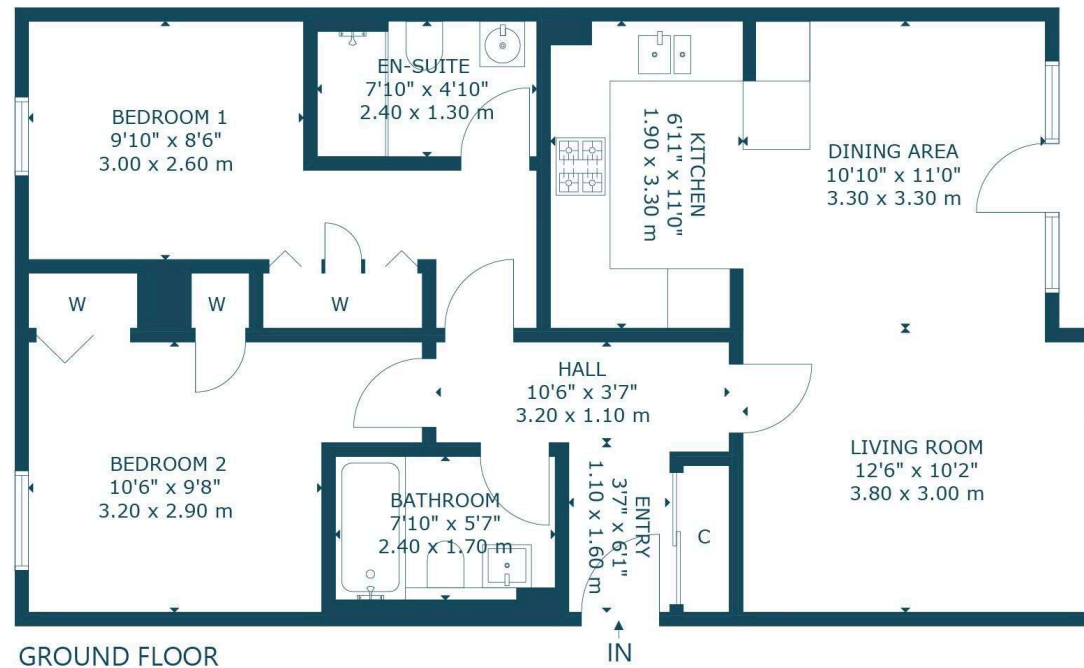
## EXTRAS

All blinds, light fittings, fitted flooring and appliances are included in the sale price. Other items may be available subject to separate negotiation.









GROUND FLOOR

40/1 Kimmerghame Drive, Fettes, Edinburgh, EH4 2GJ  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 787 SQ FT / 73 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.