



1/4 Kimmerghame Drive
Edinburgh, EH4 2GJ



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1/4

Kimmerghame Drive

Bright, tastefully presented and well proportioned First Floor Flat occupying a quiet position on the edge of this exclusive modern residential development and entered off a well kept common stairway with security entryphone and passenger lift, which provides access to only this and seven other properties.

- Well proportioned south facing first floor flat
- Modern residential development
- Secure underground allocated parking space
- Gas central heating and double glazing
- Secure entryphone system
- Landscaped communal gardens
- Ample storage space
- Lounge/dining room with balcony
- Kitchen
- 2 Double bedrooms
- New en suite shower room
- Main bathroom with shower

Home Report: £360,000

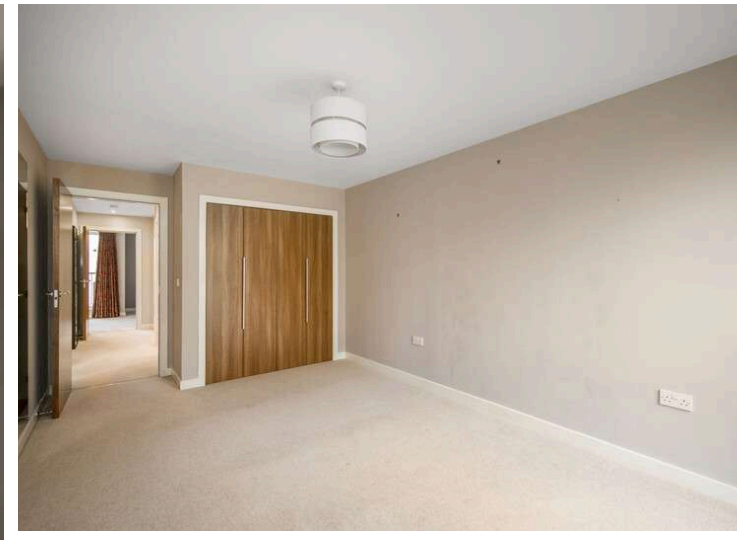
EPC Rating: B

The property enjoys a flood of natural light, with a private south-facing balcony off the main lounge/dining room which has a fully fitted open plan kitchen area off. There is a master bedroom with built-in wardrobes & en-suite shower room, a second double bedroom with built-in wardrobes and bathroom with shower. Gas central heating and double glazed windows should help ensure comfort and economy.

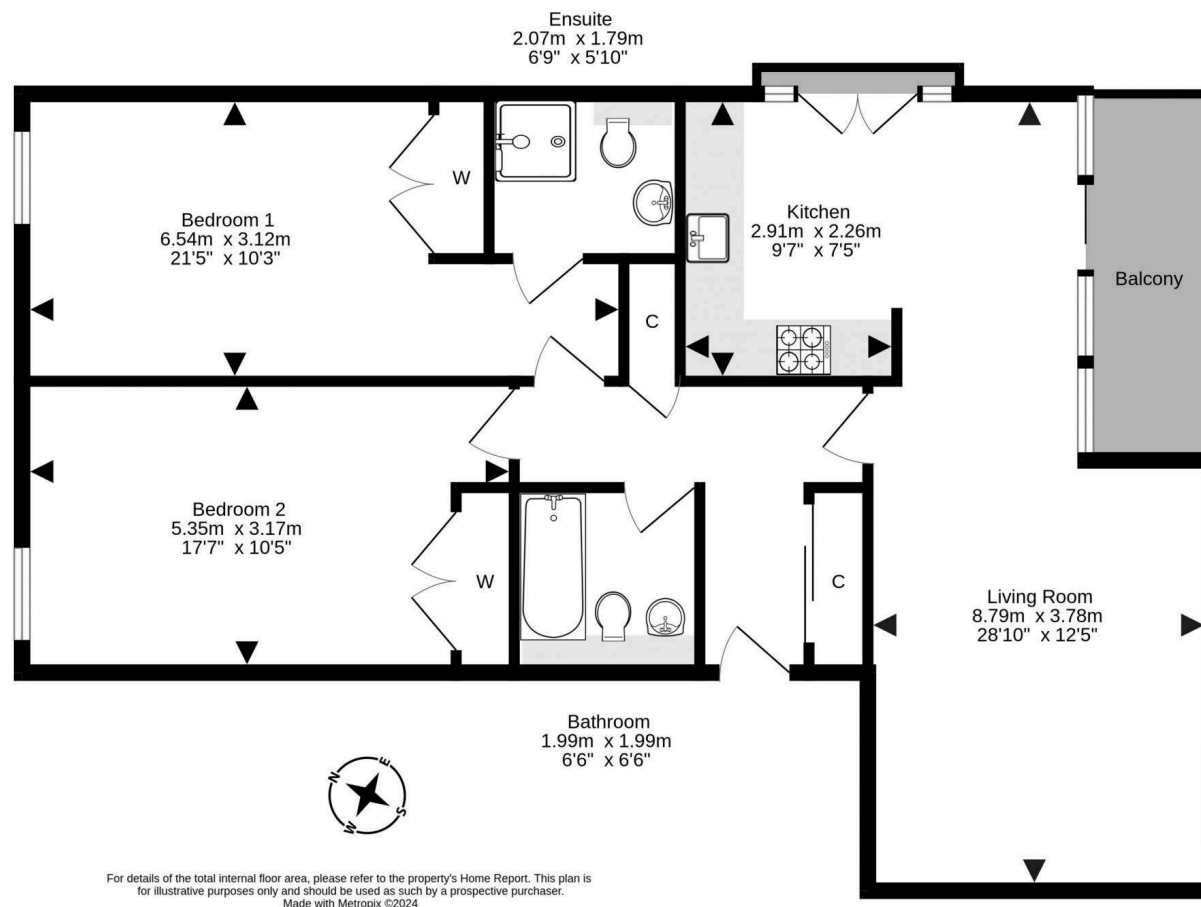
The development is set within well-maintained areas of landscaped communal garden grounds and an allocated parking space forms part of the secure underground residents garage, with lift access. It is anticipated that this home will prove to be of particular interest to the discerning professional and early viewing is highly recommended to fully appreciate the quality and space on offer.

Extras - To include white goods (electric oven, gas hob, fridge/freezer, washing machine and dishwasher) carpets curtains and blinds.

Factor - The development is factored by Speirs Gumley at an approximate cost of £150 per month. This cost covers buildings insurance, stair cleaning, lift and parking maintenance, and landscaping of the communal areas.



Lying a short distance north of the city centre is the leafy and exclusive suburb of Fettes; superbly located for easy access to some of the capital's finest green spaces, shopping areas and renowned cultural venues. Neighbouring the charming suburb of Stockbridge, with its lovely village feel, Fettes is within walking distance of a great selection of independent shops, cafes, and award-winning pubs and restaurants. The area is equally well placed for convenient supermarket shopping, whilst nearby Craighleith Retail Park is home to a number of high-street outlets. For cultural attractions, The Scottish National Gallery of Modern Art, with its world-class exhibitions and collections at Modern One and Modern Two, is just a short stroll away from Fettes, while beautiful Inverleith Park, the Royal Botanic Garden Edinburgh, and the Water of Leith Walkway are all easily accessible. Residents of Fettes also have a wealth of indoor sport and fitness facilities right on their doorstep. Though most famous for its prestigious private school, Fettes College, Fettes is also within the catchment area for excellent state schooling. The area is served by excellent transport links into the city, and further afield, and also offers convenient access to Edinburgh City Bypass and the M8/M9 motorway network.



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WWW.VMH.CO.UK

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

T: 0131 622 2626 F: 0131 622 26267 E: property@vmh.co.uk

DX: 552210, Edinburgh 68

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