



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**20/3 KIMMERGHAME TERRACE**

Fettes, Edinburgh, EH4 2GH





This two-bedroom second-floor apartment forms part of an exclusive development in highly sought-after Fettes. The modern home boasts bright and spacious accommodation with a sociable open flow between the two reception areas and on-trend kitchen. It further benefits from a private balcony with garden views, and a quality bathroom and en-suite. Furthermore, the city home is presented throughout in a crisp neutral tone, providing buyers with an attractive blank canvas. It will certainly appeal to professionals and anyone seeking stylish accommodation close to the city centre.

Extras: integrated kitchen appliances (oven, gas hob, fridge/freezer, and washing machine) to be included in the sale. 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.

## FEATURES

- An impressive second-floor apartment
- Part of a sought-after modern development
- Situated in Edinburgh's exclusive Fettes area
- Spacious accommodation in neutral hues
- Secure entry system and a convenient lift service
- Inviting hall with three generous cupboards
- Spacious living room with a private balcony
- Openly accessed dining room with Juliet balcony
- Fashionable kitchen with integrated appliances
- Two double bedrooms with built-in wardrobes
- Contemporary 3pc en-suite shower room
- 3pc family bathroom with an overhead shower
- Large landscaped garden for communal use
- Allocated parking in secure underground car park











"A STYLISH TWO-BEDROOM  
SECOND-FLOOR APARTMENT  
WITHIN AN EXCLUSIVE  
DEVELOPMENT IN SOUGHT-  
AFTER FETTES"









EPC RATING:



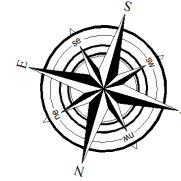
COUNCIL TAX BAND:



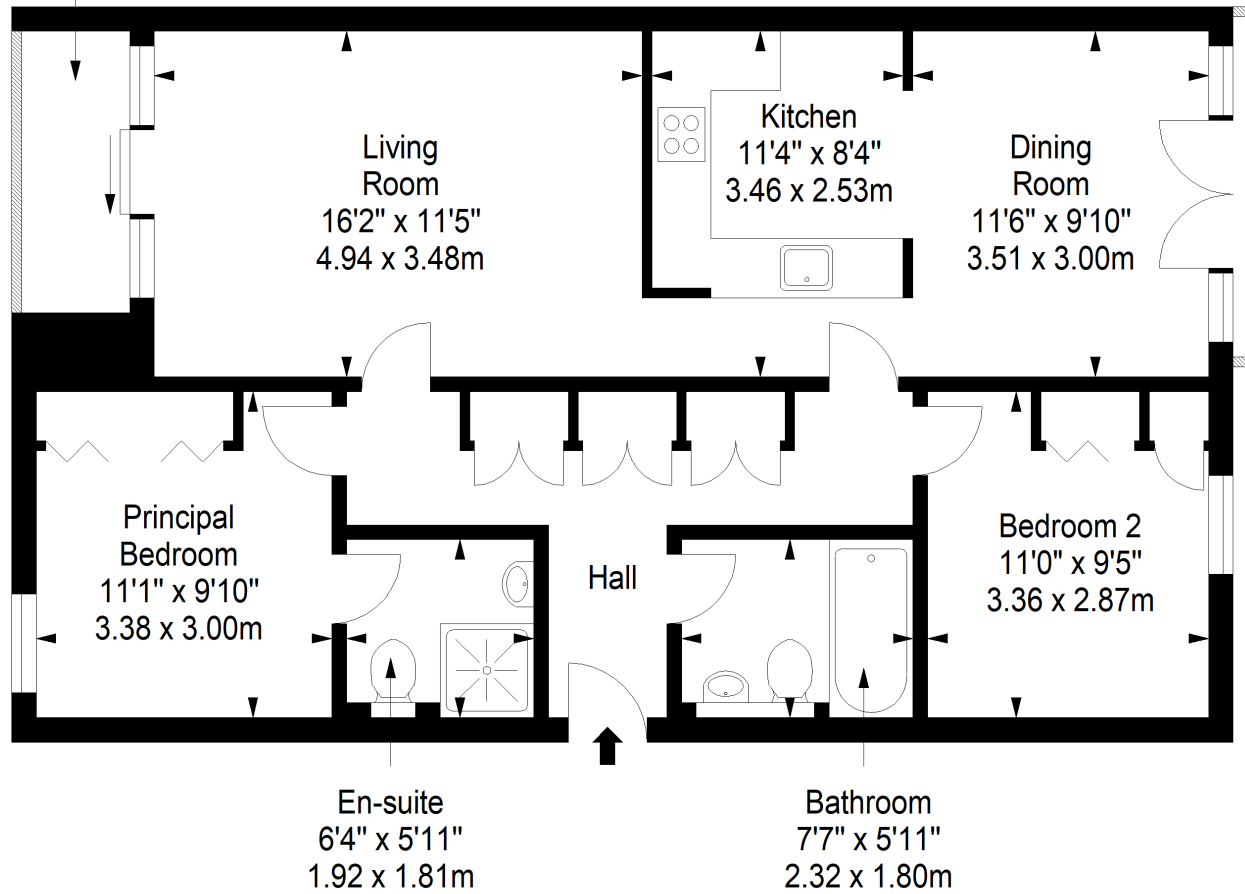
VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

## Second Floor

Approx. 78.3 sq. metres (842.8 sq. feet)



Balcony



Total area: approx. 78.3 sq. metres (842.8 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

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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



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