



Flat 2, 8, Kimmerghame Place, Edinburgh, EH4 2GE

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Welcome to Kimmerghame Place, this charming three bedroom first floor apartment offers well-proportioned accommodation forming part of a modern, factored development with lift access and underground secure parking with a storeroom. The property is ideally located in the sought-after Fettes area of Edinburgh close to many local amenities and swift transport links. Presented to the market in good order throughout, we would recommend an early viewing

- Reception hallway with a useful storage cupboard.
- Bright and spacious living room with direct access to the balcony.
- Dining kitchen equipped with a range of wall and base units along with integrated appliances, door opens to a Juliette balcony.
- Principle bedroom with built in wardrobes, en-suite shower room.
- Double bedroom with built in wardrobe storage.
- Further double bedroom with a wall mounted pull down bed to be included.
- Bathroom comprising WC, wash hand basin, bath with shower over, fixed mirror.
- Gas central heating.
- Double glazing.
- Lift access.
- Secure underground parking with a store room.
- Factored by Speirs Gumley Property Management.





## Location

Fettes is a tranquil, 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 Waitrose 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

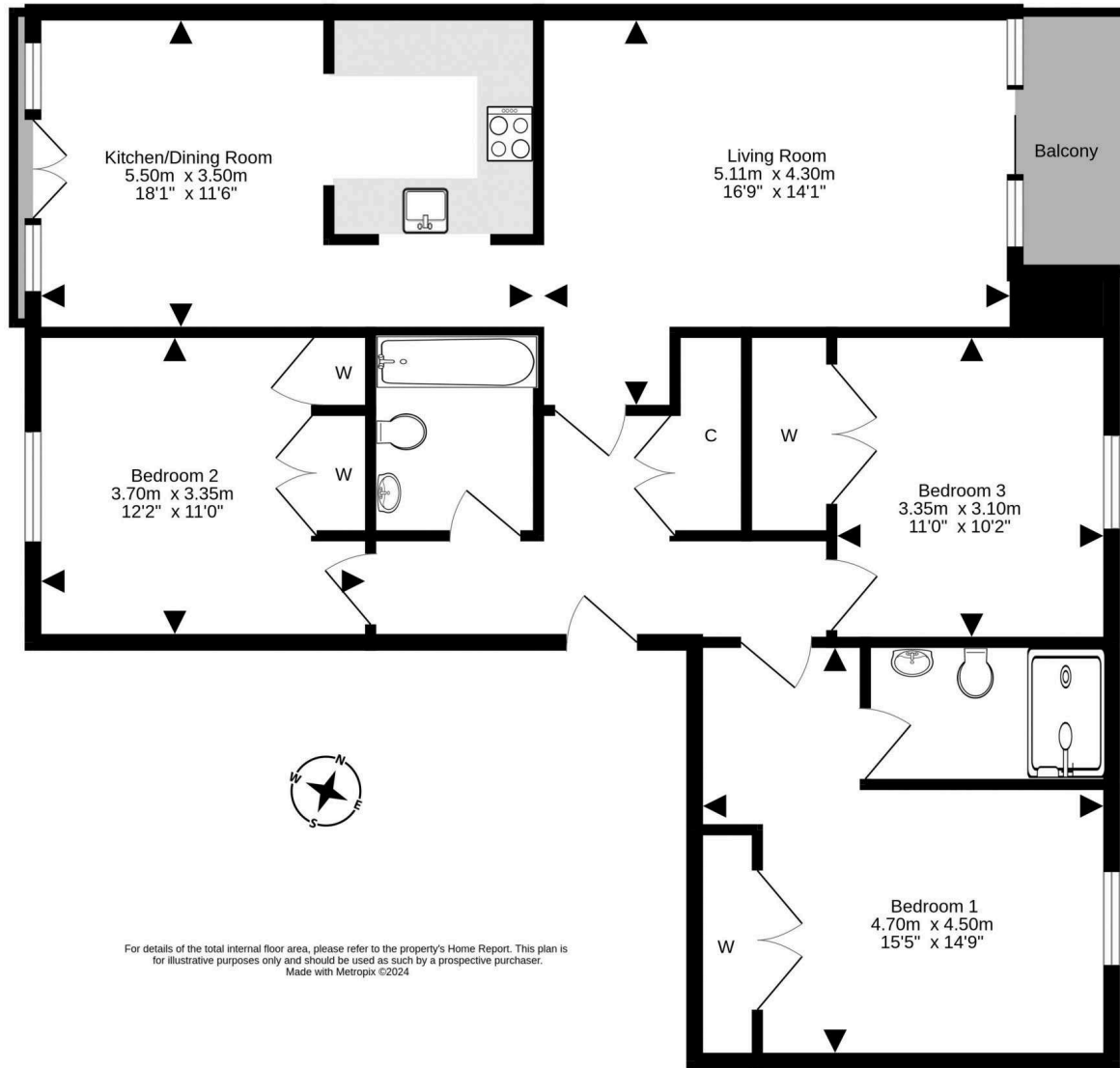
## Extras

The integrated kitchen appliances, fitted bed in bedroom 2, curtains, blinds and fitted floor coverings are included.

## Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - B



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

