

2/10 Kimmerghame Path

Fettes, Edinburgh, EH4 2GN



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

A stylish

two-bedroom fourth-floor apartment

Forming part of a sought-after modern development, this two-bedroom fourth-floor apartment is an exceptional city residence which is presented in true move-in condition. It offers generous open-plan living with a premium kitchen, in addition to two bathrooms and superb storage to maintain a tidy home. It also has secure residents' parking and the unique feature of a private terrace, boasting spectacular elevated views over Edinburgh to the Pentland Hills. Situated in prestigious Fettes, this property benefits from a desirable location too. It is within easy reach of the city centre, and in walking distance of amenities, transport links, and well-regarded schools. It is also a short stroll from idyllic green spaces like Inverleith Park and the Royal Botanic Garden. Viewing is essential as this property will be in high demand.

The apartment is accessed via a secure shared entrance and a convenient lift service. The front door to the home opens into an inviting hall, which offers built-in cloak storage and an additional cupboard. It is a lovely introduction to a fantastic city residence.

General Features

- Stylish fourth-floor apartment in move-in condition
- Part of a sought-after modern development
- Highly desirable location in prestigious Fettes
- Far-reaching elevated views to the Pentland Hills

Accommodation Features

- Secure shared entrance and convenient lift service
- Welcoming entrance hall with built-in storage
- Large open-plan kitchen/living/dining room
- Generously appointed, contemporary kitchen
- Private terrace with inspiring panoramic views
- Two double bedrooms with built-in wardrobes
- Quality three-piece en-suite shower room
- Three-piece family bathroom with handheld shower
- Gas central heating and double-glazed windows

Exterior Features

- Landscaped communal gardens and shared bike store
- Allocated parking in a secure underground carpark

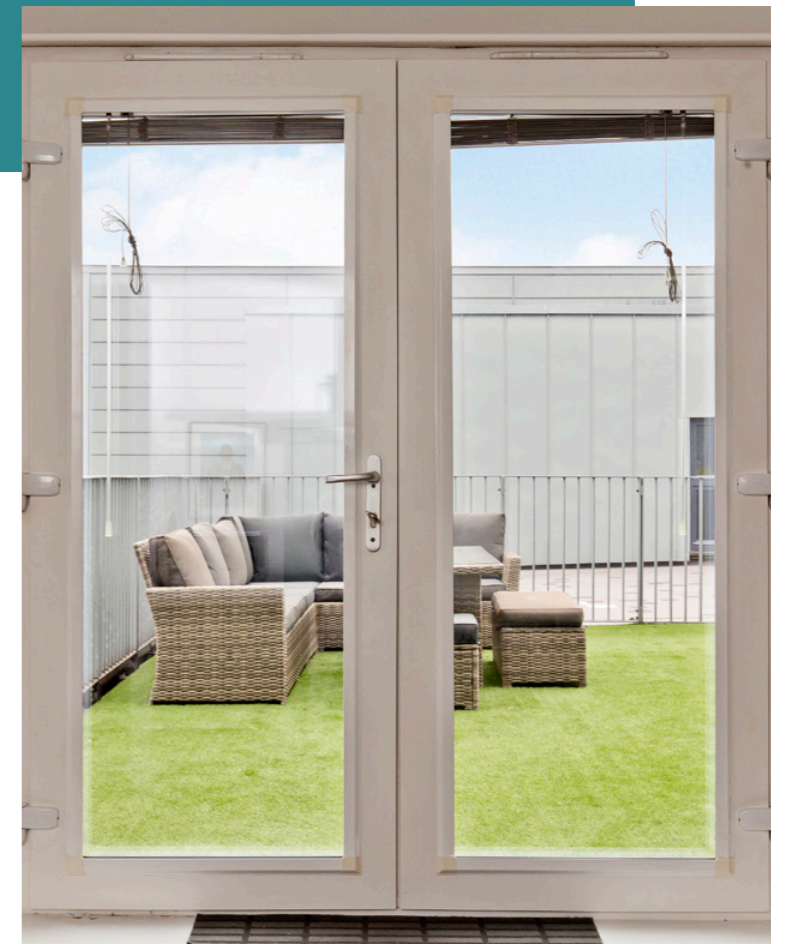


Open-plan

reception
area with
a private
terrace



Wonderfully bright and spacious, the kitchen, living and dining room share a large open-plan layout and dual-aspect glazing, with Juliet balconies to let the outside in. The room has a minimalist-inspired style, pairing attractive neutral décor with an olive-toned feature wall and a wood-textured floor. It is an effective and sophisticated look. French doors also extend the space outside onto a sizeable terrace laid with artificial grass. Perfect for summer dining, this charming space also enjoys inspiring panoramic views over the Edinburgh skyline.





Contemporary

kitchen with chic styling

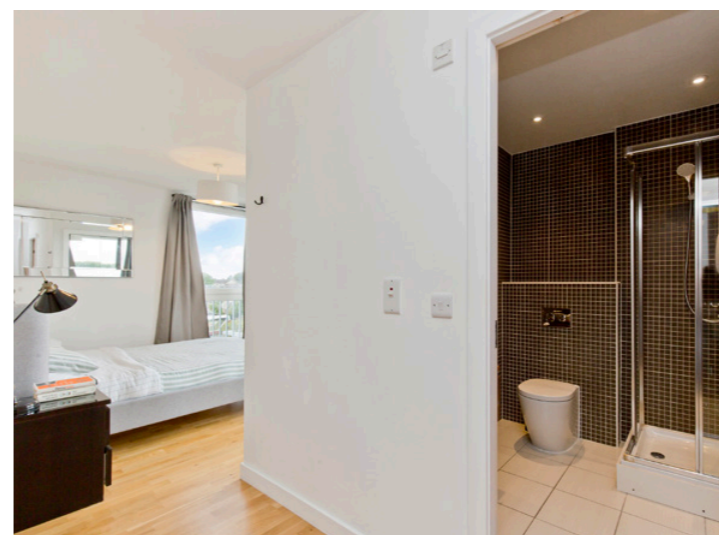
The kitchen is very generously appointed, providing excellent storage and sweeping worksurfaces. It has a chic contemporary style too, with a mix of black-gloss and wood-effect cabinets and white worktops. The sleek look is further enhanced by a full range of integrated appliances, ensuring a smooth finish (ceramic hob, oven, microwave, fridge/freezer, dishwasher, and washing machine).





Elevated views

Two spacious double bedrooms with



Stairs from the ground floor lead up to an airy landing allowing access to three bedrooms, with all areas fitted with deep-pile carpeting for luxurious comfort. The sleeping areas comprise two garden-facing double bedrooms and a good-sized single room with built-in storage. The principal bedroom benefits from the convenience of an en-suite shower room offset by tasteful partial tiling.



Quality

En-suite and family bathroom

Enveloped in mocha-toned tiles, the principal bedroom's en-suite shower room has a modern aesthetic. It is fitted with a storage-set washbasin, a hidden-cistern toilet, and a step-in shower cubicle. Meanwhile, the family bathroom has an inspired monochrome colour palette with slimline tile work. It features a large fitted mirror, a half-pedestal washbasin, a hidden-cistern toilet, and a bath with a handheld shower.

Gas central heating and double-glazed windows ensure year-round comfort.



Inspiring

Private terrace with panoramic views



Externally, the development provides allocated parking in a secure underground carpark, in addition to on-site visitors' parking. There are also landscaped communal gardens to enjoy, as well as a shared bike store. Furthermore, there is a large communal storage area in the basement.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

Property Name

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Location

Fettes, Edinburgh, EH4 2GN

EPC Rating - B

Council Tax Band - F

Home Report Value - £350,000

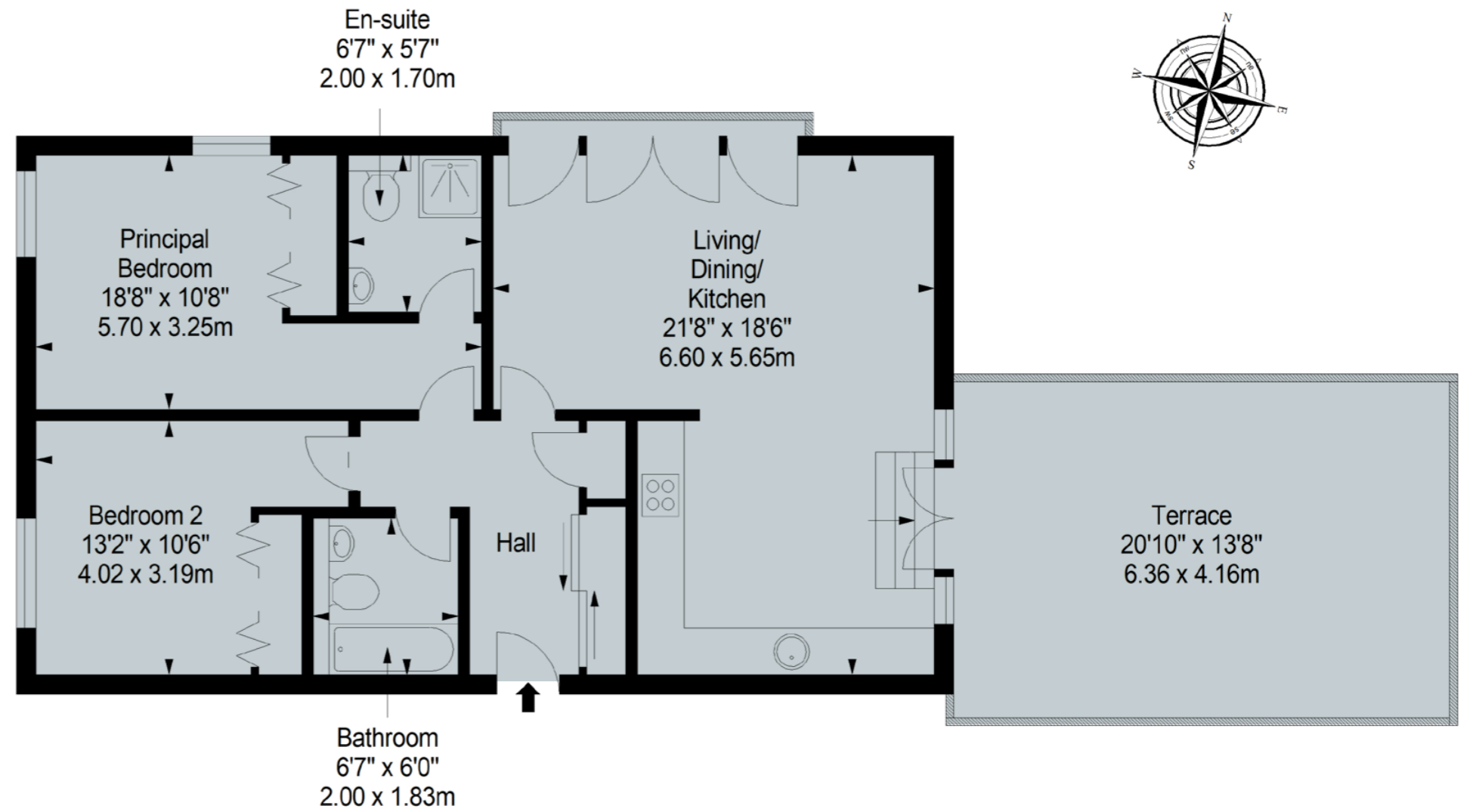
Approximate total area:

101.4 sq. metres (1091.5 sq. feet)

Fourth Floor

The floorplan is for illustrative purposes.
All sizes are approximate.

Factors: The property development is factored by Speirs Gumley for an approximate fee of £165 - £175/pcm. This fee covers the cleaning, lighting and maintenance of all communal areas, including the communal gardens, lift maintenance and block buildings insurance.





2/10
Kimmerghame Path

Fettes

a desirable leafy suburb



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, 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.

Let us help you find your next
dream property!



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0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

 **CHARTERED FIRM**

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