






13/1 KIMMERGHAME TERRACE

Fettes, Edinburgh, EH4 2GG

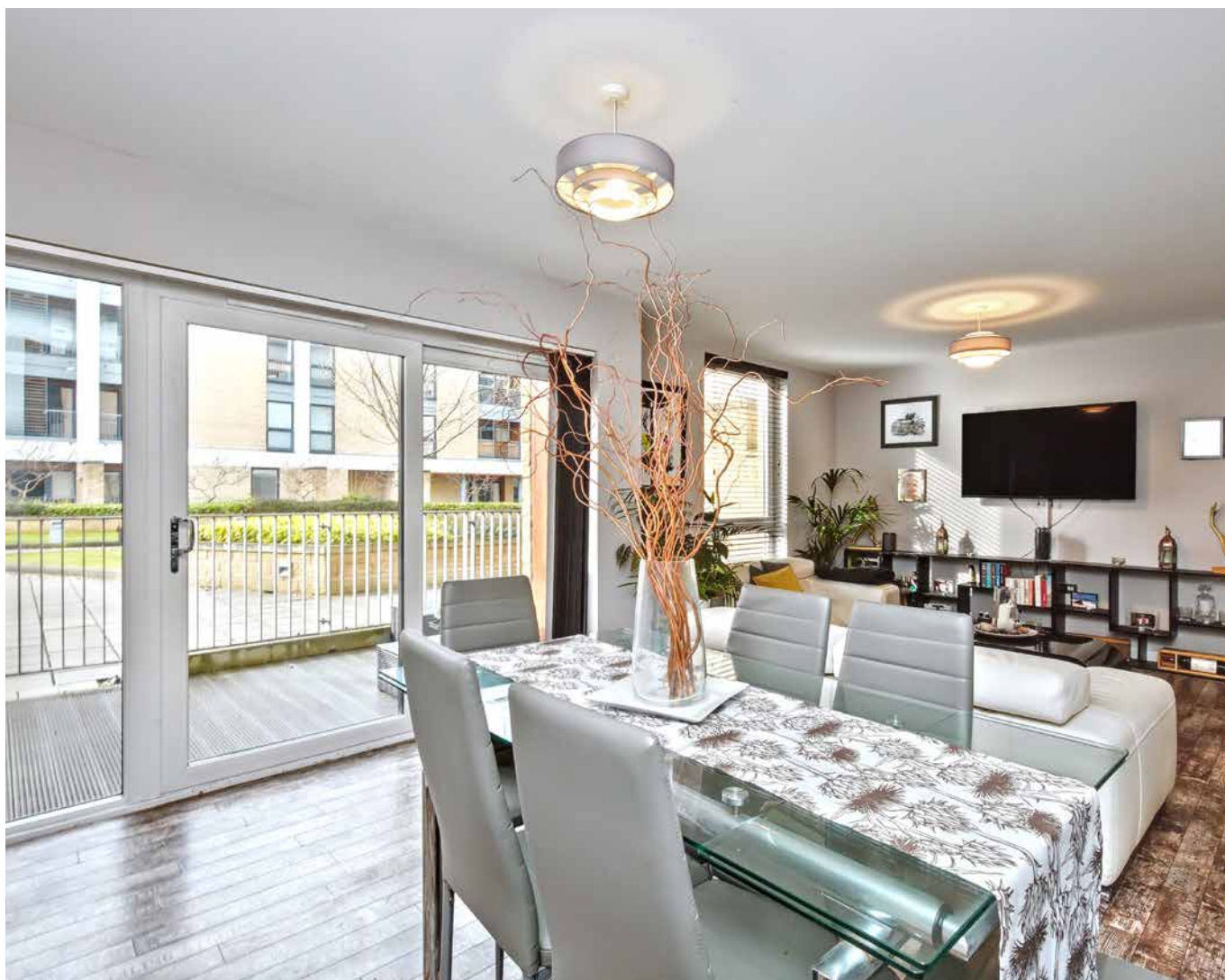
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- | | | |
|---|---|--|
|  |  |  |
| 1 | 2 | 2 |
| Public Room | Bedrooms | Bathroom |



13/1 KIMMERGHAME TERRACE

This two-bedroom ground-floor flat in popular Fettes benefits from private, allocated, secure underground parking and an enclosed south-facing seating terrace with access onto maintained communal gardens. The flat enjoys a tasteful neutral finish heightened by stylish finishings. In addition to two double bedrooms with storage, there is a shower room in the principal suite, plus a bathroom featuring a shower-over-bath. Additionally, a generous light-filled reception room is open to an integrated kitchen and has access onto the external terrace.





B

EPC
RATING

F

COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Modern city development
- Spacious ground-floor flat with tasteful décor
- Communal vestibule with secure entry system
- Entrance hall with storage
- Bright and spacious living/dining room open to:
- Stylish integrated kitchen
- Two double bedrooms with storage
- Shower room in the principal suite
- Bathroom with shower-over-bath
- South-facing terrace off the reception room, with access onto:
- Maintained communal gardens
- Private, allocated, secure underground parking
- Gas central heating and double glazing







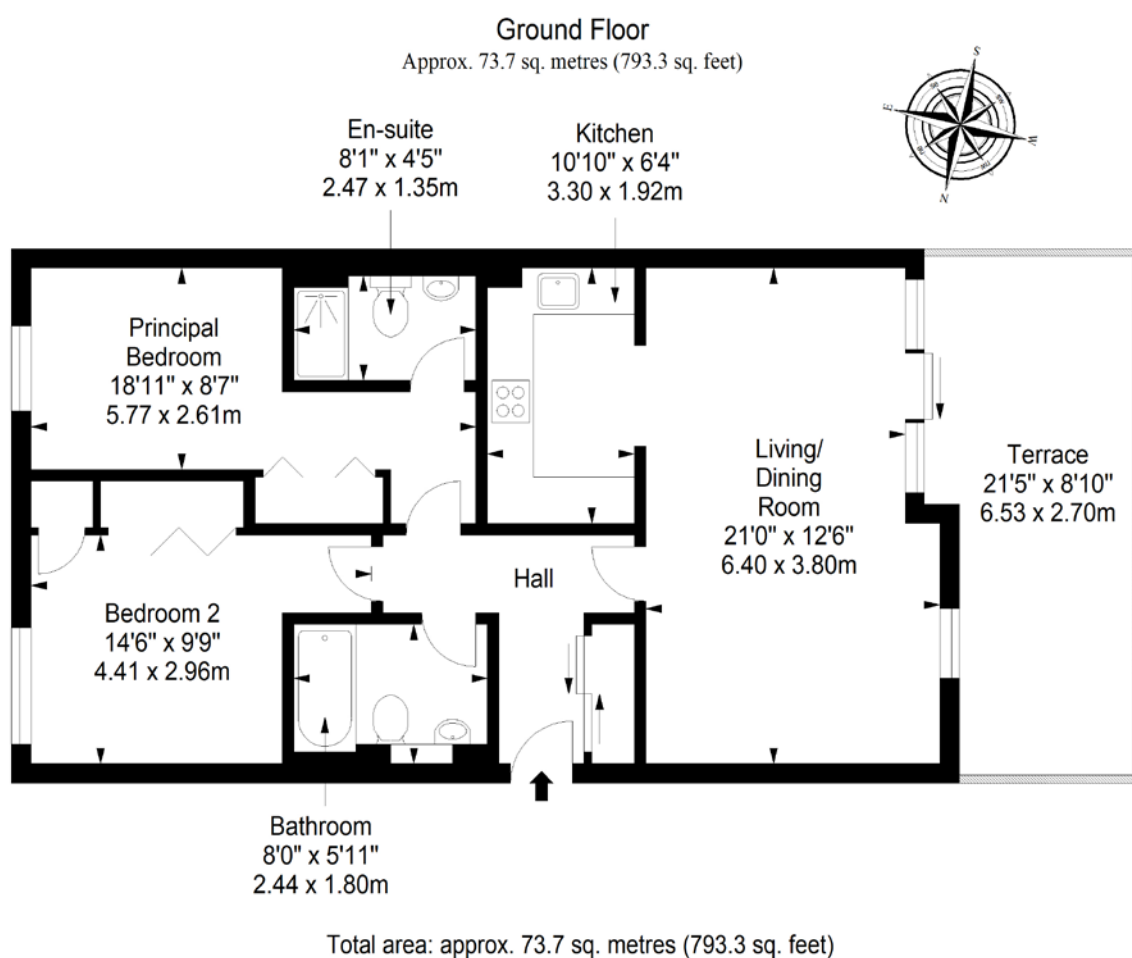
Extras: All fitted floor and window coverings and light fittings are included.

Factor: There is a factoring agreement in place with Speirs Gumley, and the quarterly charge is around £400.



FETTES, EDINBURGH

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 Craigleith 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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