



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**Flat 5 2 Kimmerghame Place**

EDINBURGH, EH4 2GE



The property is located in Fettes, which lies in a northwestern edge of Edinburgh's New Town.

The property is ideally placed for local state and private schools, excellent transport links to Edinburgh's city centre and local shopping, educational and recreational facilities are all within walking distance. Despite being less than ten minutes from Princes Street, the sense of being in a more rural setting is even more palpable when taking the scenic route through Stockbridge along The Water of Leith walkway and bicycle routes. The walk to Dean Village with its tree-covered slopes either side of the water and the gentle climb under the awe-inspiring Dean Bridge is a particularly pleasant one whether walking or cycling.

Inverleith Park is the nearest park in the area, a large expanse of green, with the Botanic Gardens adjacent, literally just across the road from Inverleith Park's northeast perimeter. Westwoods Health Club and The Village hotel, gym and spa as well as Starbucks both less than a five-minute walk from the property.



# EDINBURGH

## SPACIOUS & BRIGHT TWO BEDROOM IN FETTES





## LOUNGE/KITCHEN



An excellent opportunity has arisen to acquire this highly desirable flat, very well situated within the popular Fettes area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order and briefly comprises of a spacious entrance hallway with ample cupboards and storage space. The lounge is accessed via the hallway and this truly is an excellent space offering up a bright and spacious lounge with balcony and the dining area/kitchen is accessed via the lounge and also via the hallway with two entrances and has an open bright feeling due to the light flooding through from three sides of the building as well as a balcony. The kitchen is fully equipped and benefits from fully integrated appliances as well as bespoke wall units. The dining area features a Juliet balcony with views towards Corstorphine Hill and unrestricted views to Edinburgh Castle.

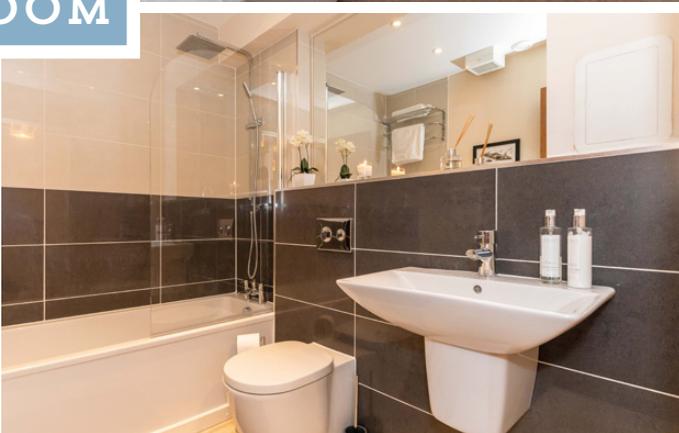
This property also benefits from two spacious bedrooms, both of which are double in size. The master bedroom benefits from a modern en-suite shower room with spacious double wardrobes making for plenty of storage space. Both bedrooms come with large built-in wardrobes. Completing the rooms is the large spacious three-piece bathroom which is modern and comes fully tiled with a shower over the bath, shower screen.

This property also benefits from gas central heating, full double glazing and is wired for high-speed internet as well a designated private underground parking space, a secure bicycle store, a lift service and landscaped communal courtyard.

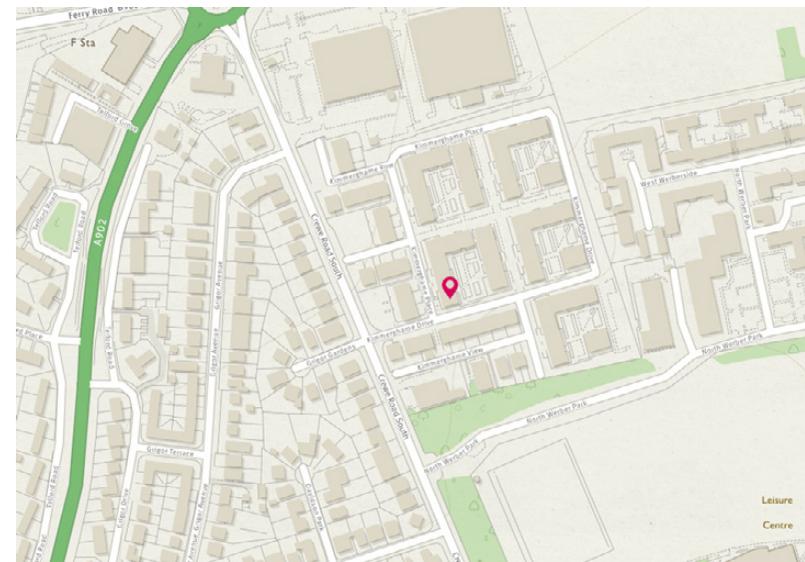
## FLAT 5 2 KIMMERGHAME PLACE



## BEDROOMS/BATHROOM



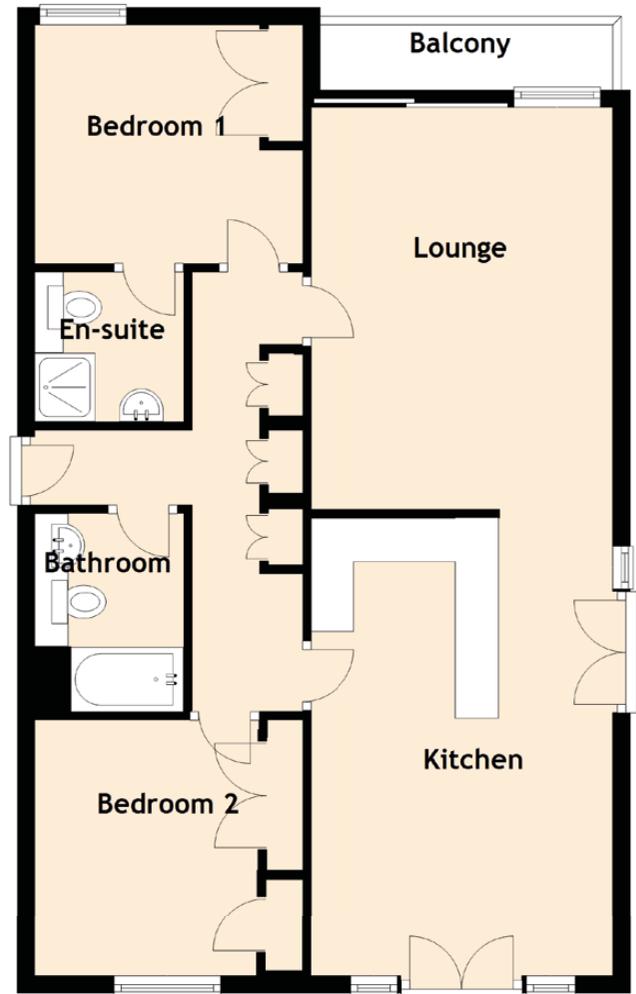
# FLOOR PLAN, DIMENSIONS, LOCATION



Approximate Dimensions (Taken from the widest point)

Lounge	4.96m (16'3") x 3.50m (11'6")
Kitchen	5.50m (18'1") x 3.50m (11'6")
Bedroom 1	3.35m (11') x 3.00m (9'10")
En-suite	1.94m (6'4") x 1.80m (5'11")
Bedroom 2	2.87m (9'5") x 2.75m (9')
Bathroom	2.33m (7'8") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 82m<sup>2</sup> | EPC Rating: B





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