

# 11 Kempsel Grove

SIGHTHILL, EDINBURGH, EH11 4FR



*Well-presented townhouse, with  
exceptional main bedroom*



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McEwan Fraser Legal is delighted to present this three-bedroom end-terraced house. The property is in an exceptional walk-in condition and is within walking distance of public transport, providing links to the city centre.

# THE KITCHEN & DINING ROOM



Inside, the property comprises a modern fully equipped kitchen, with integrated appliances. The floor-to-ceiling French doors in both the lounge and kitchen flood the ground floor with natural light, giving the rooms a bright and airy feel. Additionally, on the ground floor, there is a WC.

# THE LIVING ROOM







On the first floor, there is a spacious double bedroom with a fitted wardrobe, a single bedroom and a separate study. The main bathroom is situated on the first floor with neutral modern tiling and a three-piece suite including a generous-sized bath.

# THE BATHROOM



# BEDROOM 2



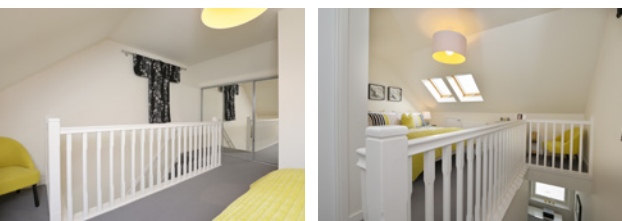


# BEDROOM 3



On the top floor is a large double bedroom with a fully equipped en-suite.

# BEDROOM 1





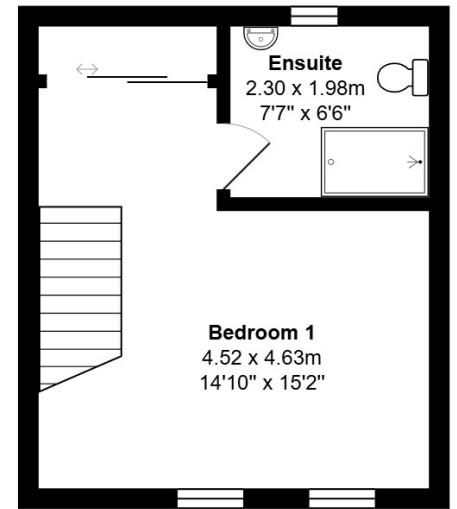
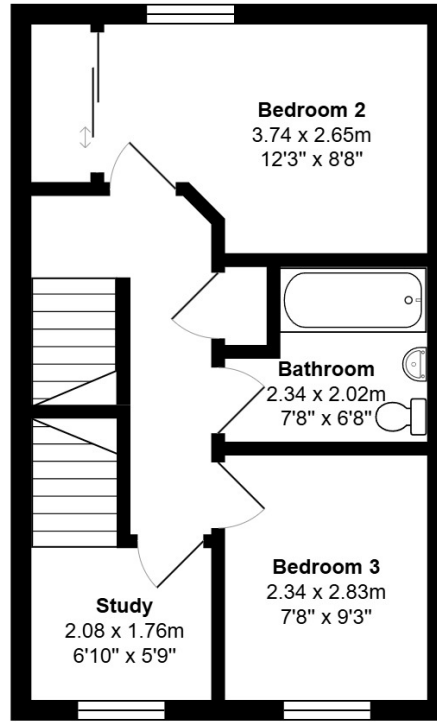
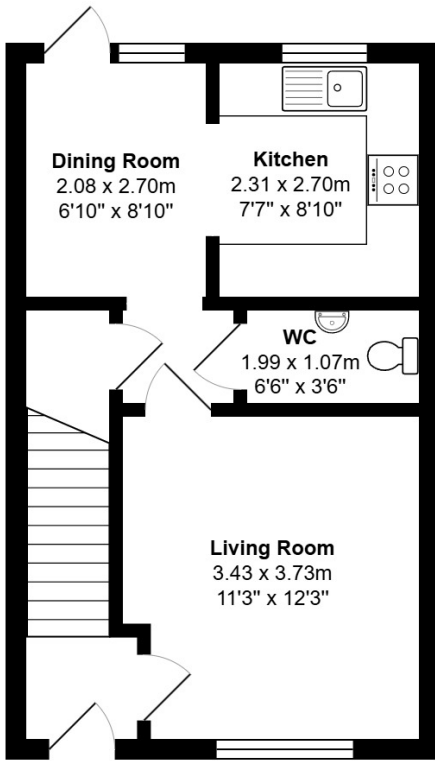
In addition, the property includes a landscaped rear garden and a double driveway to the front of the property. This is a rare opportunity to acquire a well-presented, end-terraced house in a fantastic location.

# EXTERNALS



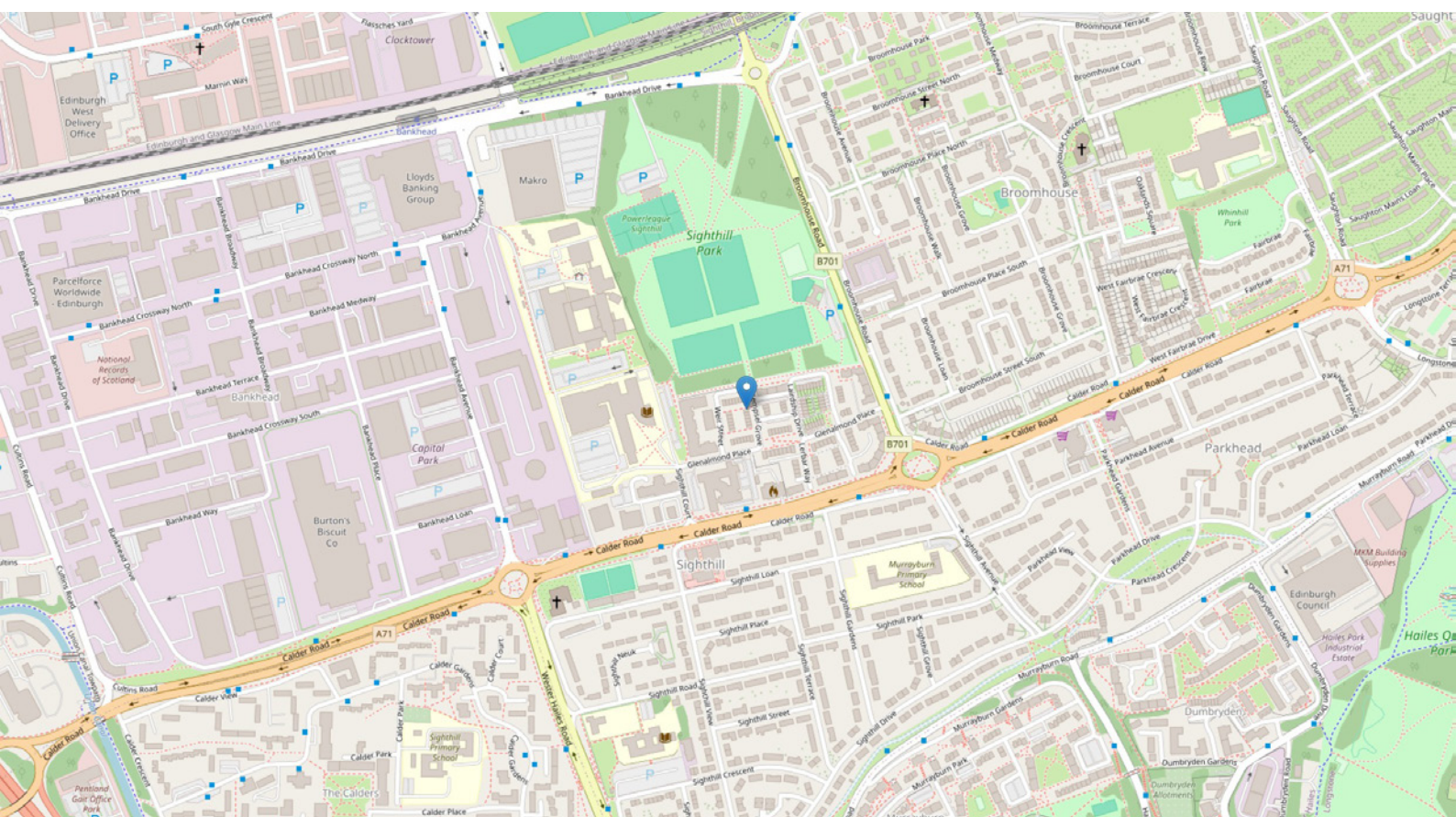


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 89m<sup>2</sup> | EPC Rating: B





# THE LOCATION

The property for sale is located in a western district of the city. The area is well served by an excellent range of local amenities including shopping, transport, education and recreational facilities.







Hermiston Gait and the Gyle Shopping Centre are both close to the property, offering an excellent range of shops and a supermarket to serve all your necessary requirements.

Local schooling can be found within walking distance both at primary and secondary levels and regular bus services run to and from the city centre and surrounding area.

The Edinburgh city bypass is only a stone's throw away from this property, providing commuters with easy access to all major routes.



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