

12/4 Kimmerghame Path

EDINBURGH, EH4 2GN



*Spacious Two Bedroom Second Floor
Flat In Edinburgh's Popular Fettes Area*



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McEwan Fraser Legal is delighted to present this beautifully presented two-bedroom modern flat in Edinburgh's popular Fettes area of the city. Just a short walk from Stockbridge and Edinburgh's West end with excellent local amenities.

THE LOUNGE/DINER



Internally, the property comprises:

- Fully equipped kitchen which is in the open plan kitchen/living/dining room. This modern living space is generously proportioned and flooded with natural light. With a private balcony and various possibilities for furniture arrangements.

THE KITCHEN





- The flat has two excellent-sized double bedrooms, of which the master bedroom comes fitted with an en suite shower room and both bedrooms come with fitted wardrobes.
- There is one main family bathroom which is a full three-piece white suite with modern fittings and a shower over the bath. There is also the en-suite shower room which has been well maintained and has a large double shower tray.

THE BATHROOM



BEDROOM 1



BEDROOM 2

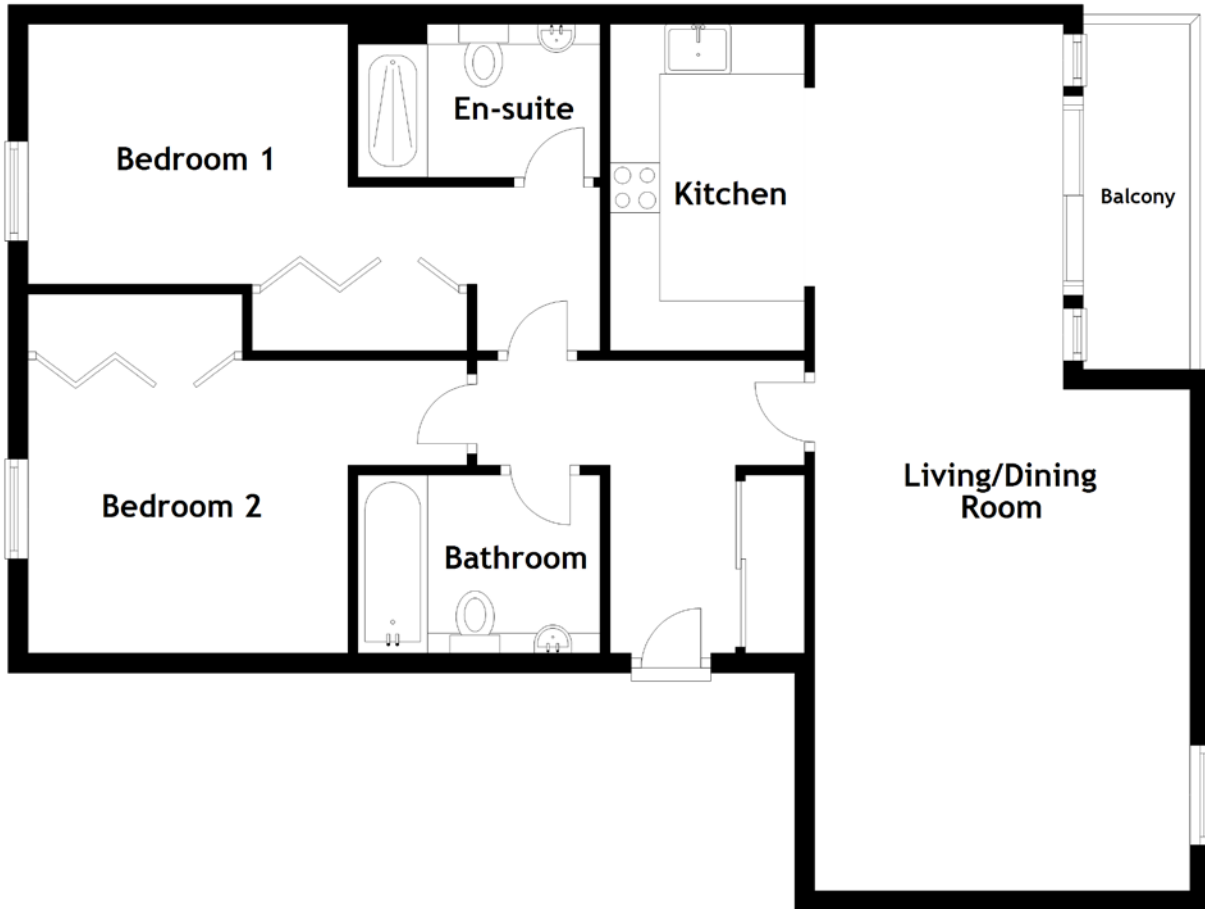


In addition, the property also benefits from a large hall cupboard, communal bike shed, and secure underground allocated car parking as well as free on-street parking within the development. The flat has gas central heating and benefits from modern double glazing which makes for a warm and cost-effective home, year-round.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

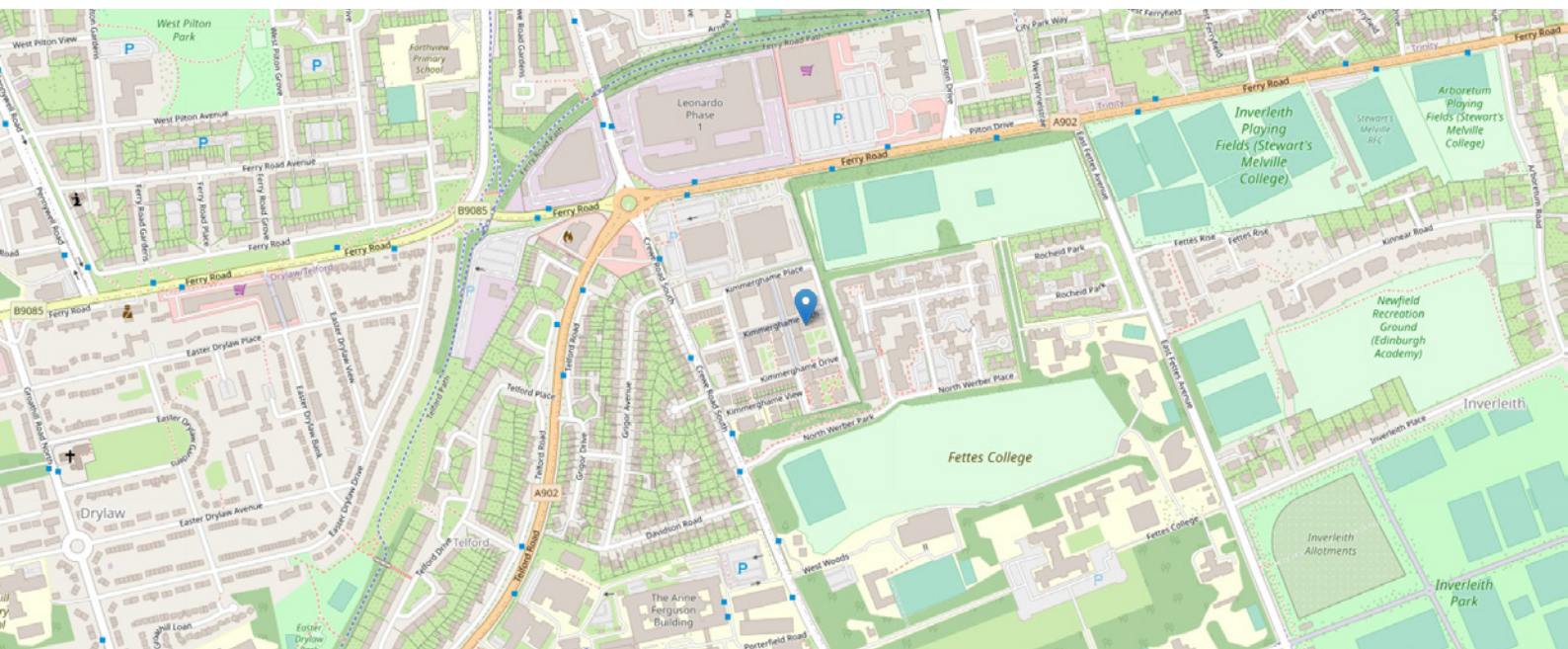


Approximate Dimensions (Taken from the widest point)

Living/Dining Room	8.71m (28'7") x 3.78m (12'5")
Kitchen	3.28m (10'9") x 1.96m (6'5")
Balcony	3.47m (11'5") x 1.08m (3'6")
Bedroom 1	5.76m (18'11") x 2.61m (8'7")

En-suite	2.44m (8') x 1.54m (5'1")
Bedroom 2	4.42m (14'6") x 2.94m (9'8")
Bathroom	2.44m (8') x 1.79m (5'10")

Gross internal floor area (m²): 84m²
EPC Rating: B



THE LOCATION

Located in Fettes, which lies in a North-Western district of the city, the property is ideally placed for shopping, educational and recreational facilities, and transport including being only 15 minutes from Edinburgh Airport and within walking distance of the Western General Hospital.





Local shopping is within walking distance from the property where you have Waitrose superstore at the far side of Comely Bank can satisfy normal daily requirements. Also, nearby is Craighleith Retail Park which can provide for a multitude of requirements from garden shopping, gym access, Sainsburys and much more. Nearby Stockbridge is a residential district of considerable appeal, well served locally and within the easiest possible reach of all that can be provided by the city centre. State and private schools are close at hand, Flora Stevenson is highly rated and Edinburgh Academy is within walking distance.

For those who prefer their recreational facilities to be in the open air, Inverleith Park is within very easy reach whilst the Royal Botanic Gardens lies adjacent.




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**Part
Exchange
Available**



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