

6 Kimmerghame Place

FETTES, EDINBURGH, EH4 2GE



Spacious two-bedroom, ground-floor apartment with private garden area and secure underground parking



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McEwan Fraser Legal is delighted to present this two-bedroom main door, ground-floor flat in Edinburgh's very desirable Fettes area. The property is in walk-in condition having been well kept by the present owners.

LOUNGE/KITCHEN/DINER

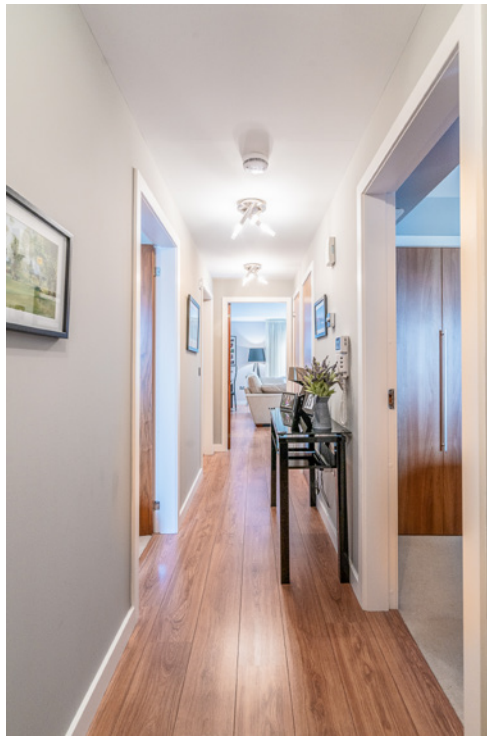


Inside, the property comprises of:

- Spacious lounge/diner area provides access to the rear garden area and is bright and spacious. This room offers various possible configuration possibilities.
- Fully equipped kitchen which is situated in the open plan kitchen/living/dining room. The kitchen benefits from a gas hob, fan oven and integrated appliances.







- The property has two bathrooms one of which is a family bathroom and the other being the en-suite accessed from the master bedroom. Both are modern and partially tiled.
- Two spacious double bedrooms which include integrated storage and the master bedroom has an en-suite shower room.

THE BATHROOM



BEDROOM 1



BEDROOM 2

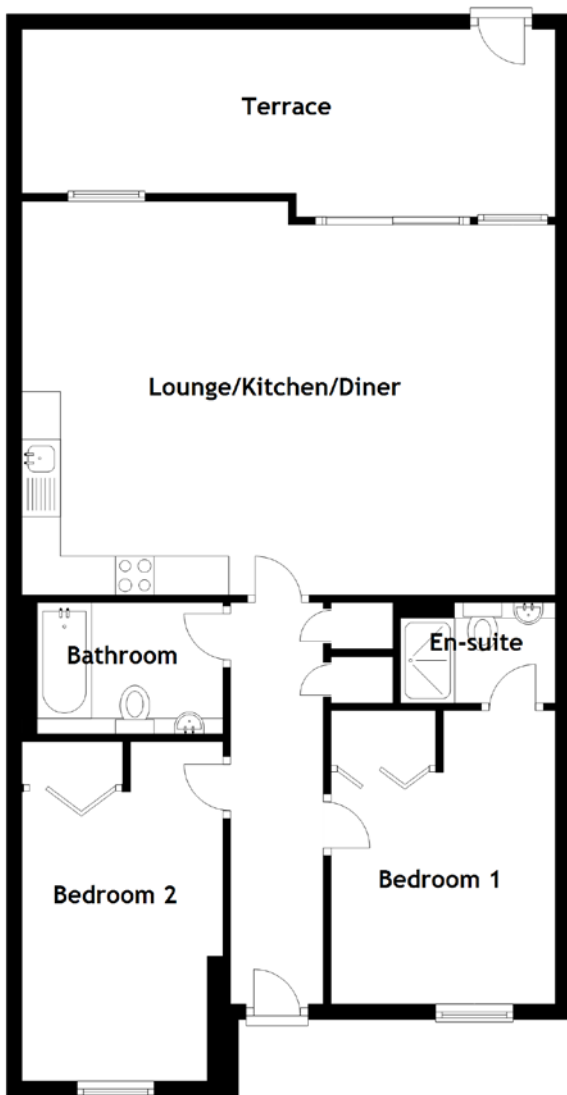


In addition, the property includes underground parking, bike storage as well as benefitting from gas central heating and full double glazing, making for a warm and cost-effective home year-round.

THE EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

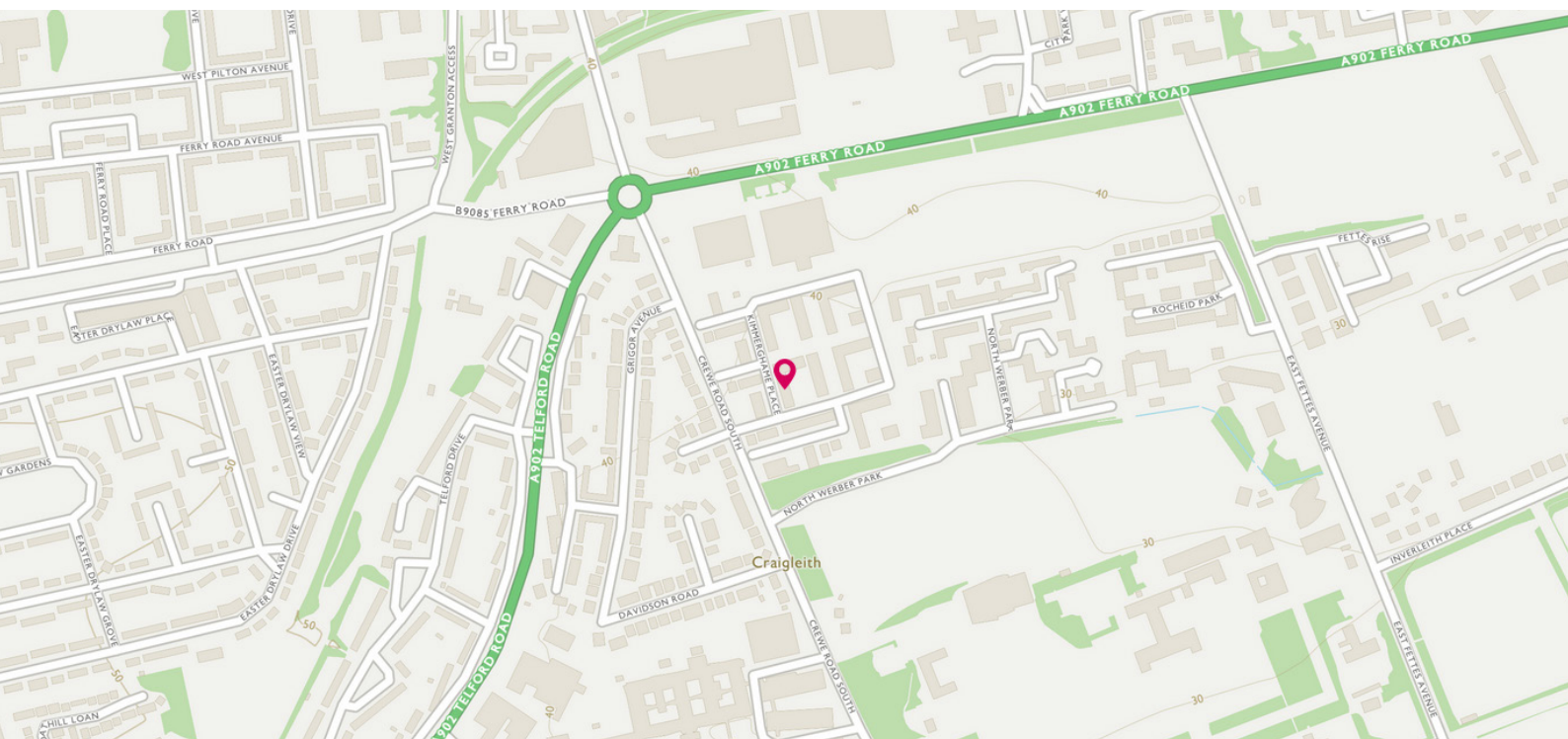


Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen/Diner	6.90m (22'8") x 5.10m (16'9")
Bedroom 1	3.80m (12'6") x 2.90m (9'6")
En-suite	2.00m (6'7") x 1.30m (4'3")
Bedroom 2	4.40m (14'5") x 2.60m (8'6")
Bathroom	2.40m (7'10") x 1.70m (5'7")

Gross internal floor area (m²): 78m²

EPC Rating: B



THE LOCATION

The property is located in Fettes, which lies in a northwestern district of the city. The property is ideally placed for shopping, transport, educational and recreational facilities.





Local shopping is within walking distance, including a Morrisons, Stockbridge provides a Waitrose supermarket, and a number of bars and restaurants also on offer. For those whose needs are greater, a wider range of shops and culture can be found in the city centre, which is only a short bus or car journey away. Local state and private schools are within walking distance, as are many fine recreational facilities within the area. Inverleith Park is excellent for all types of leisure activities whilst Ainslie Park Recreational Centre provides sports facilities and a swimming pool, as a prime example.

There is an excellent bus service close to hand, which will take you a short ten-minute journey into the city centre.



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