

FETTES, EDINBURGH

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 North East perimeter. Westwoods Health Club and The Village hotel, gym and spa both less than a five-minute walk from the property.

Views of local amenities, Inverleith Park & The Royal Botanic Gardens

26 KIMMERGHAME DRIVE

An excellent opportunity has arisen to acquire this highly desirable townhouse, well situated within the very popular Fettes area of Edinburgh.

Internally the accommodation is in excellent decorative order and briefly comprises of a spacious entrance hallway with ample cupboards and storage space, access to bedroom four and a bright kitchen/dining room which is modern and features ample wall and base mounted units, American style Fridge Freezer and more than enough space to comfortably incorporate a dining area. The kitchen/dining room provides access, via large glass doors into the private garden.

From the hallway, you will find the staircase leading upstairs. On the first floor, you will find the spacious, bright living room with access to a south facing balcony which allows for more light to flood in, the third double bedroom is also on the first floor which has double built in wardrobes and to complete this floor, the main family bathroom

has a modern finish with a tiled three-piece suite.

Leading to the second floor there are two equally large double bedrooms with ensuite shower rooms and additional built-in wardrobes, the master bedroom also has a south facing balcony from which you can see Edinburgh Castle, and makes excellent viewing for both Edinburgh's end of Festival and Hogmanay firework celebrations.

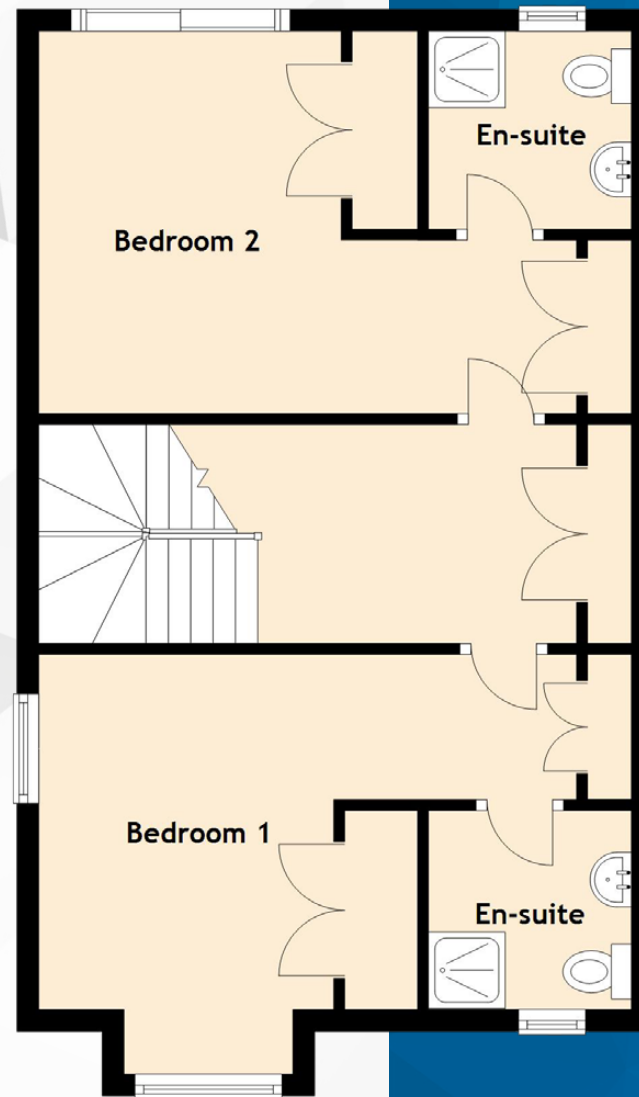
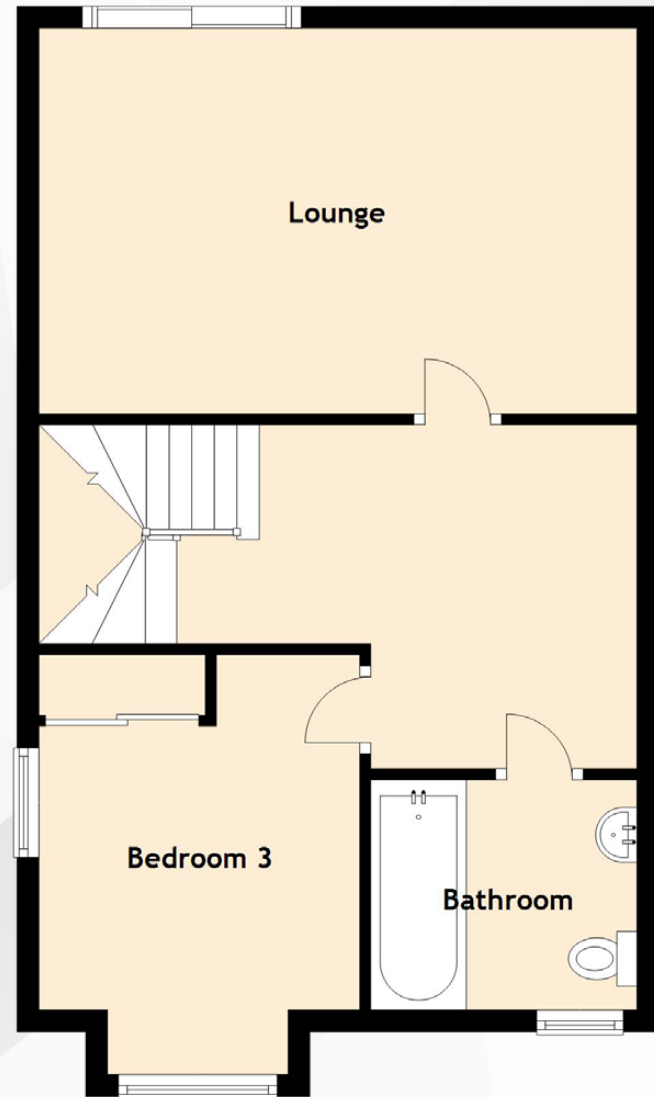
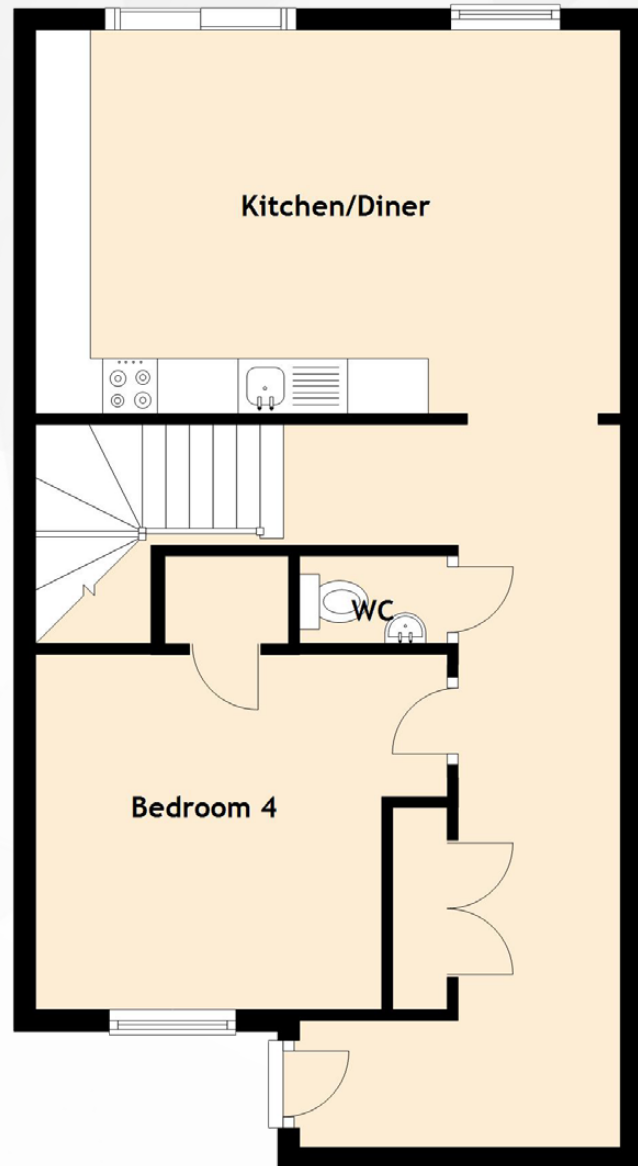
This property also benefits from gas central heating and full double glazing. Externally, the garden is south facing and provides direct access to the single garage and car port. The development also boasts more than adequate on-street parking for residents and visitors alike.

Disclaimer: Please note that the photographs used for marketing were taken prior to the property being tenanted and the current furniture is not how the property is presented. Viewing highly advised.



**A SPACIOUS AND
MODERN FOUR BEDROOM
TOWNHOUSE // IN
EDINBURGH'S SOUGHT-AFTER
FETTES CUL-DE-SAC**





PROPERTY SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

Lounge	5.46m (17'11") x 3.52m (11'7")
Kitchen/Diner	5.34m (17'6") x 3.50m (11'6")
Bedroom 1	5.02m (16'6") x 3.24m (10'8")
En-suite	1.91m (6'3") x 1.85m (6'1")
Bedroom 2	5.02m (16'6") x 3.49m (11'5")
En-suite	1.91m (6'3") x 1.85m (6'1")
Bedroom 3	4.42m (14'6") x 2.93m (9'7")
Bedroom 4	3.24m (10'8") x 2.31m (7'7")
Bathroom	2.48m (8'2") x 2.10m (6'11")
WC	1.35m (4'5") x 0.80m (2'7")

Gross internal floor area (m²)

150m²

EPC Rating

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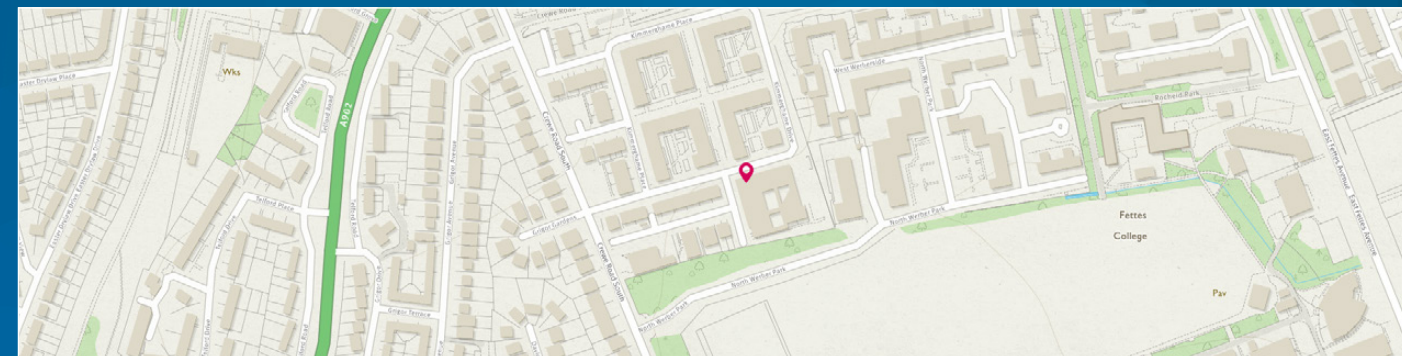


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/a>



Views of Inverlieth Park

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Part
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Available

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