



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**Flat 3, 2 Kimmerghame Path**

FETTES, EDINBURGH, EH4 2GN



# EDINBURGH

EH4 2GN

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.



# FLAT 3, 2

## KIMMERGHAME PATH

FETTES, EDINBURGH, EH4 2GN

An excellent opportunity has arisen to acquire this desirable, one bedroom first-floor apartment, well located within the popular Fettes area of Edinburgh. This property forms part of a modern factored development.

Internally this accommodation is in excellent decorative order, consisting of an entrance hallway with excellent storage, a bright open lounge/kitchen with space for dining and boasts a sunny balcony. The modern kitchen benefits from an integrated fridge, gas hob, electric oven, extractor hood and integrated washer/dryer. The double bedroom is bright, well proportioned and benefits from built-in wardrobes.

This property further benefits from a secure door entry system, a lift, gas central heating, full double glazing and electronic fob access to the secure allocated underground residents parking and bike shed. Additional on-site visitor's parking and the use of landscaped communal gardens are also available.

Early viewing is highly recommended as this property would be ideal for any city professional or a premium Buy-To-Let investor.





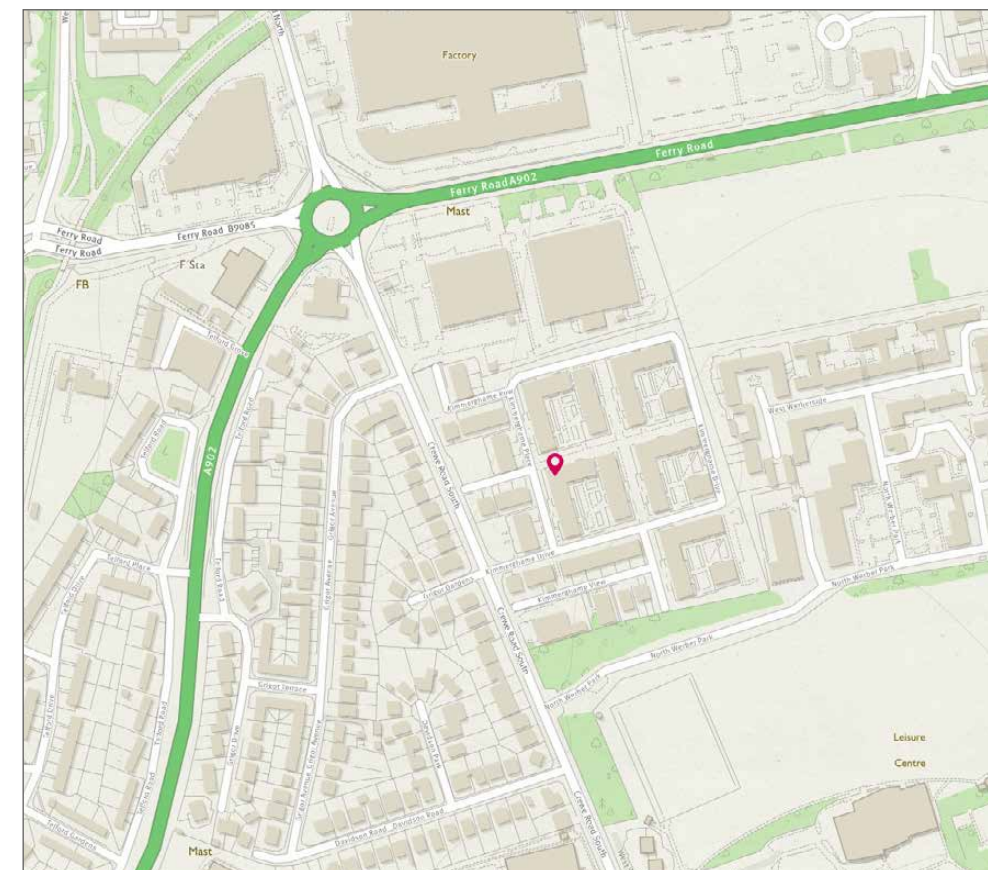
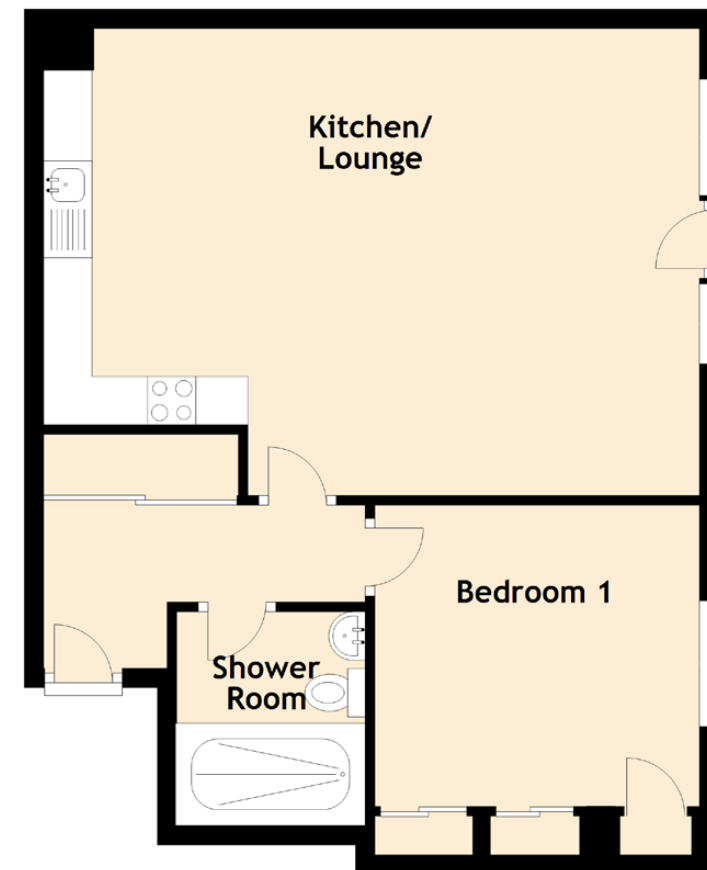
# SPECIFICATIONS

## FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Kitchen/ Lounge	6.77m (22'3") x 4.82m (15'10")
Bedroom 1	3.61m (11'10") x 3.35m (11')
Shower Room	2.31m (7'7") x 1.72m (5'8")

Gross internal floor area (m<sup>2</sup>): 56m<sup>2</sup> | EPC Rating: B






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