

Flat 2,34 Kimmerghame Dr

EDINBURGH, EH4 2GJ



*Modern two-bed apartment in one of
Edinburgh's most exclusive addresses*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Situated within the highly sought-after Fettes area of Edinburgh, this beautifully presented two-bedroom apartment offers a perfect blend of modern living, generous space, and tranquil surroundings. Located on the first floor of a contemporary development, the flat benefits from secure underground parking, elevator access, and well-maintained communal gardens that provide a peaceful green retreat right on your doorstep.

THE LIVING/DINING ROOM



The property opens into a bright and spacious hallway with stylish wooden doors and built-in storage, setting the tone for the rest of the home. The heart of the flat is the open-plan kitchen, living, and dining area, designed for both functionality and comfort.

THE KITCHEN



The cream kitchen features ample storage space, an integrated gas hob, oven, dishwasher and washing machine, as well as smart spotlight lighting, creating a fresh, contemporary feel. Newly laid flooring adds a refined touch, while large French doors lead out to a private balcony complete with attractive wood panelling and space for outdoor seating—perfect for al fresco dining or unwinding in the evening sun.



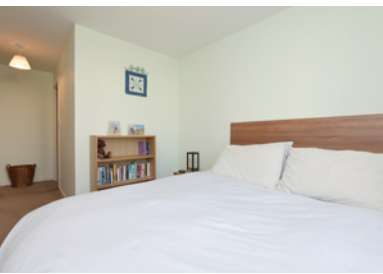


Both bedrooms are generously sized, featuring floor-to-ceiling windows that flood the rooms with natural light and enhance the airy ambience. Each room also benefits from built-in wardrobes, offering excellent storage solutions. The property boasts two stylish bathrooms: the main bathroom is finished in clean white tiling with an integrated bath and shower, while the second en-suite bathroom features warm sand-toned tiles, a large walk-in shower, a heated towel rail, and elegant detailing.

THE BATHROOM



BEDROOM 1



BEDROOM 2



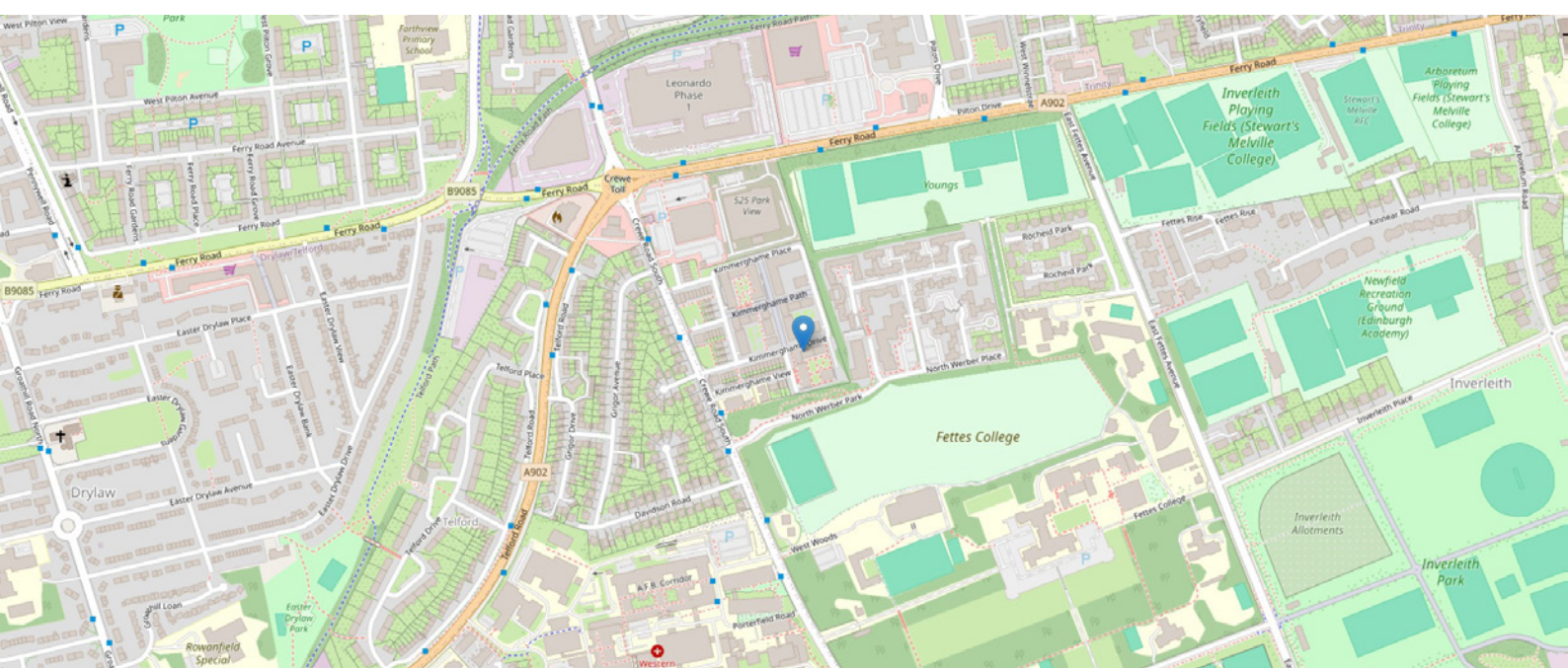
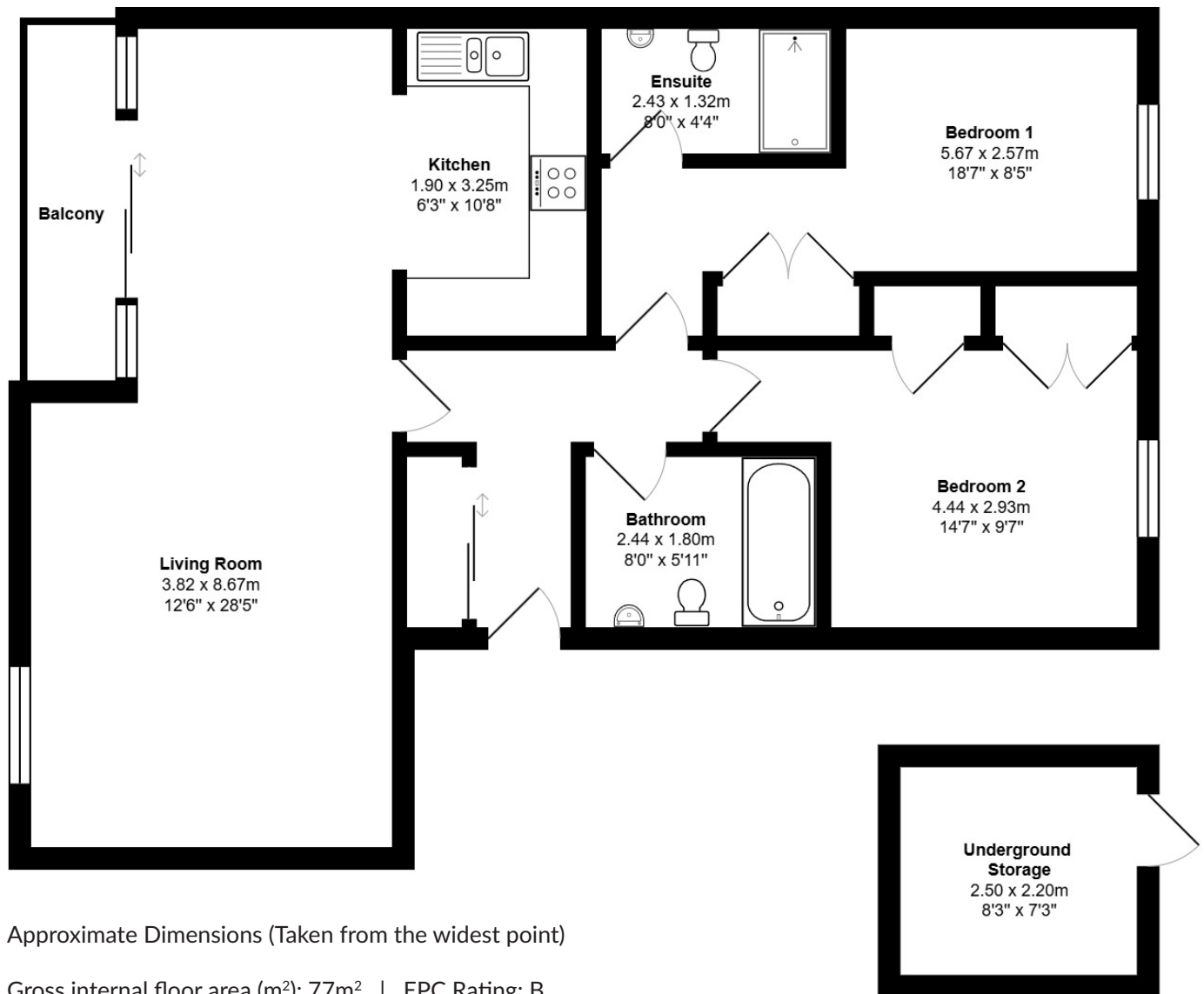
Additional features include basement storage, double glazing throughout, and gas central heating for year-round comfort.

Kimmerghame Drive sits within the desirable Fettes district, known for its leafy surroundings and proximity to both urban convenience and outdoor spaces. Residents enjoy easy access to Inverleith Park and the Royal Botanic Garden Edinburgh, while Stockbridge, with its boutique shops, cafes, and weekend market, is just a short stroll away. Excellent public transport links and nearby cycle routes make commuting into the city centre swift and simple. The area is also well-served by local amenities, including supermarkets, gyms, and schools, making it ideal for professionals, couples, or downsizers seeking a quiet yet well-connected home.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP



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 in Stockbridge, where you have a Waitrose supermarket, but for those whose needs are greater, a wider range of shops can be found at the city centre, which, as previously mentioned, 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. The Ainslie Park Recreational Centre, having sports facilities and a swimming pool, is a prime example.

There is an excellent bus service close to hand, which will take you the short 10 minute journey into the city centre.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
ZOE CARMICHAEL
Property Transaction Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.