



2 Double  
Bedrooms



Secure  
Underground  
Parking

Council Tax  
E

EPC Rating  
80c

Offers over £290,000

36 Flat 1 Kimmerghame Place, Edinburgh, EH4 2GE

Glenham is happy to introduce to the market this well presented two bedroom ground floor apartment forming part of an exclusive modern, factored development, quietly located in the capital's popular Fettes district with a host of excellent amenities and commuter links close by. The property offers bright, spacious and flexible living, which would be well suited to the professional couple, young family or buy-to-let investor with benefits including secure underground parking, lift access. Presented to the market in excellent condition throughout an early viewing is highly recommended.

- Welcoming reception hallway with useful storage.
- Bright and spacious open plan living/dining/kitchen with patio doors to the balcony.
- Modern fitted kitchen well equipped with wall and base units along with integrated appliances.
- Good sized main bedroom with built in wardrobes, en-suite comprising WC, wash hand basin, vanity storage and double shower.
- Further double bedroom with built in wardrobe storage.
- Bathroom comprising WC, wash hand basin, fixed mirror and heated towel rail.
- Gas central heating.
- Double Glazing.
- Secure underground parking with further on street parking.







### **Location**

Kimmerghame Place is quietly situated in the highly sought after area of Fettes which lies approximately three miles north of the city centre. The area is ideally situated to take advantage of excellent local shopping which can be found in the nearby district of Stockbridge, with its fantastic selection of specialist shops, restaurants, cafes and Waitrose. Additional shopping can be found at Craighleith Retail Park which houses a large Sainsbury's and a Marks and Spencer. The Western General Hospital is within close proximity together with reputable schooling. A variety of recreation facilities are also available in and around the area, including Inverleith Park, The Royal Botanic Garden and the Water of Leith Walkway. There is a regular public transport service with links to many parts of the city and the city-bypass is a short drive.



### **Home Report**

The Home Report is available to download from our website [www.glenham.co.uk](http://www.glenham.co.uk) The condition of the property and any material matter is disclosed in the Home Report.

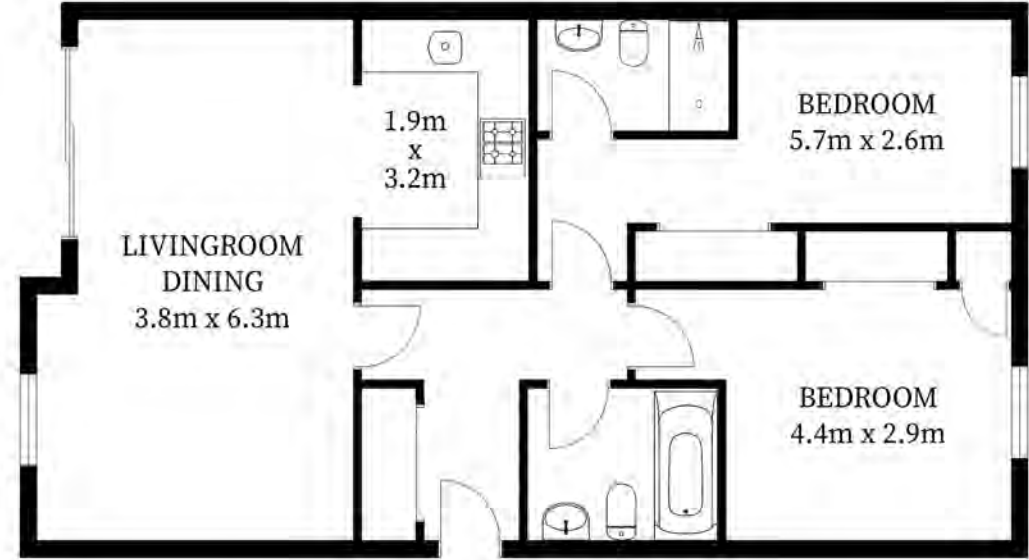
### **Viewing**

Viewing is by appointment only through Selling agents Glenham, 2Atholl Place, Edinburgh, EH3 8HP Tel : 0131 5575101

### **Solicitors**

BTO Solicitors LLP, 48 St Vincent Street, Glasgow, G2 5HS

36/1 KIMMERGHAME PLACE, EDINBURGH, EH4 2GE



TOTAL APPROX FLOOR AREA 68.8 SQ METERS

