



Flat 1, 11 Kimmerghame Terrace, Edinburgh

£245,000



Flat 1

11 Kimmerghame Terrace, Edinburgh

Perfect One-Bedroom Apartment Set within the prestigious and modern Kimmerghame Terrace development in the highly desirable Fettes district of Edinburgh.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



Hallway

"A wooden front door opens into a welcoming and well-proportioned hallway, providing access to all principal rooms. The area is finished with stylish laminate flooring and includes a radiator, along with generous space for coats, jackets, and footwear. Further features include a secure door entry system and modern ceiling spotlights.

Lounge/Diner

24' 8" x 8' 10" (7.53m x 2.70m)

A beautiful, bright room featuring floor-to-ceiling windows and patio doors that open out onto the terrace. The space is finished with stylish laminate flooring and a central ceiling light, while offering lovely views and an abundance of natural light. There is plenty of room for comfortable living, complemented by modern shutter blinds for privacy and fresh, contemporary décor throughout.

Kitchen

8' 1" x 8' 10" (2.46m x 2.70m)

A well-equipped kitchen area filled with natural light, featuring ceiling spotlights and a range of integrated appliances, including an electric oven, extractor fan, gas hob, fridge freezer, and washing machine. Finished with stylish laminate flooring, the space also offers ample room for a dining table and chairs, completing this attractive and functional area.





Bedroom

11' 10" x 9' 6" (3.61m x 2.89m)

A lovely bedroom featuring floor-to-ceiling windows with views onto the terrace, allowing for plenty of natural light. The room is finished with laminate flooring, a radiator, and a central ceiling light. It also benefits from double fitted wardrobes and fresh, neutral décor, creating a comfortable and stylish space.

Bathroom

A contemporary bathroom fitted with a modern white suite, including a vanity WC and a sleek floating sink with mixer tap. Finished with laminate flooring and white splashback tiling, the space is both stylish and easy to maintain. The bath is complemented by an electric overhead shower with an additional handheld attachment and glass screen. Further features include a heated chrome towel rail, spotlights and a mirrored wall cabinet, completing this well-appointed space.





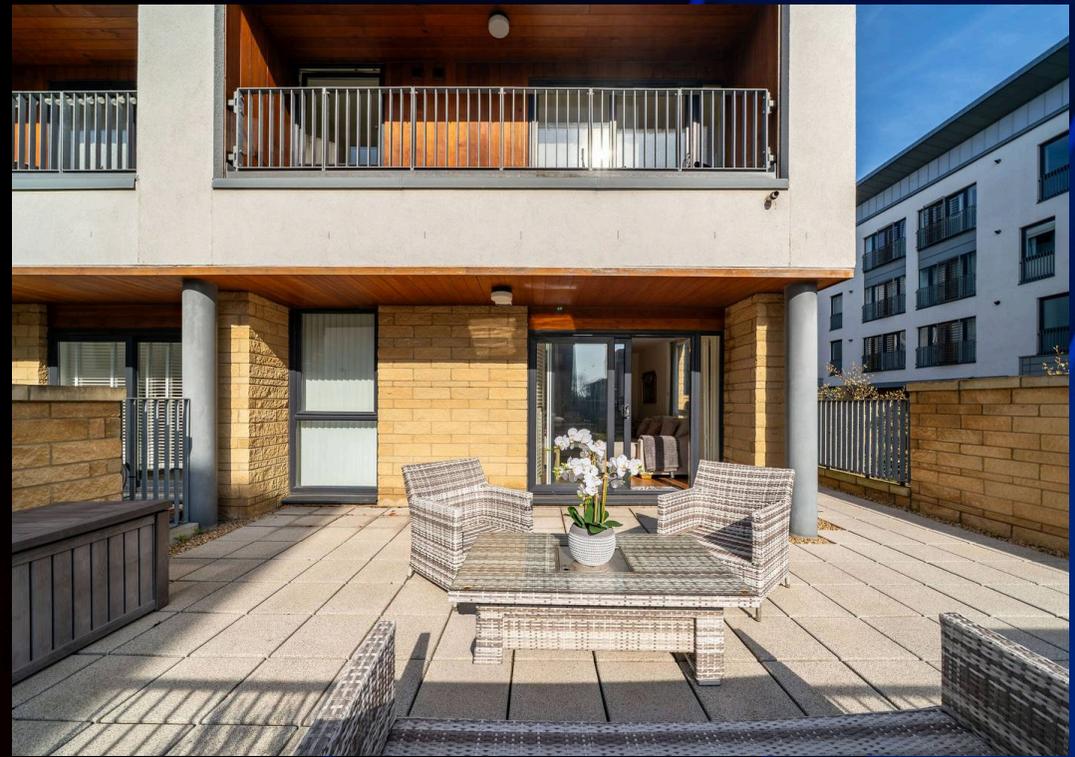
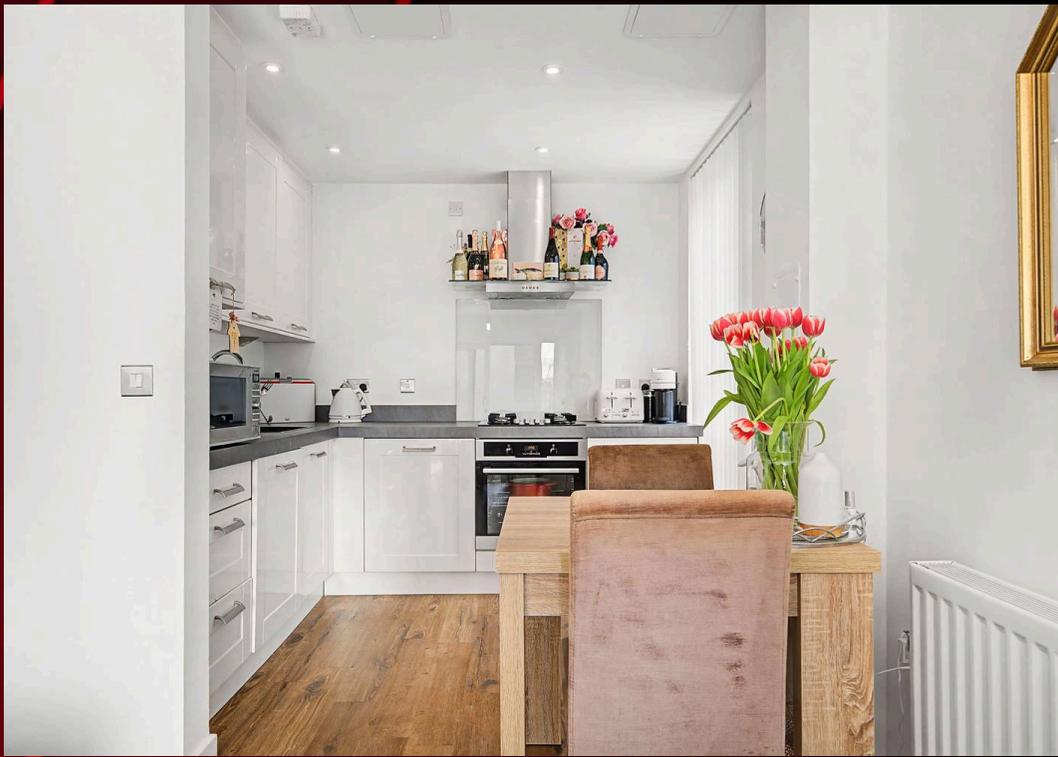
GARDEN

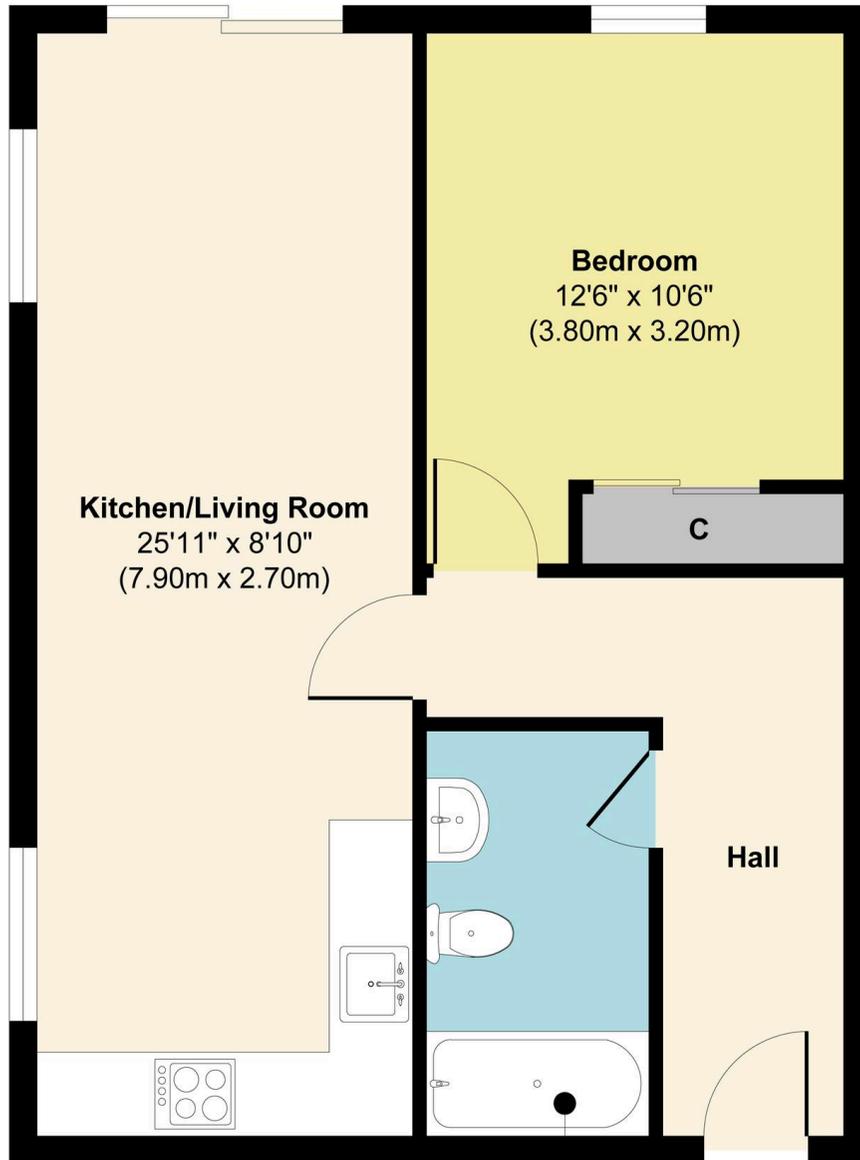
The property further benefits from a private terraced garden, beautifully finished with decorative paving and an attractive feature wall. This charming outdoor space provides an ideal setting for garden furniture, perfect for sitting and relaxing, and can be easily accessed directly from the patio doors.

ALLOCATED PARKING

1 Parking Space

The property further benefits from its own secure underground parking facility, with convenient lift access providing easy entry to the apartment.





Bathroom
9'6" x 5'3"
(2.90m x 1.60m)

Floor Plan

Approx. Gross Internal Floor Area 493 sq. ft / 45.82 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92+) A				(92+) A			
(81-91) B				(81-91) B	86	86	
(69-80) C		80	80	(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC		England, Scotland & Wales		EU Directive 2002/91/EC	



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