



# Fettes, Edinburgh

1/5 KIMMERGHAME DRIVE, EDINBURGH EH4 2GJ

Beautifully presented second floor flat with a south facing balcony, an allocated underground parking space and lift access, set in a stylish, modern landscaped development in prestigious Fettes.

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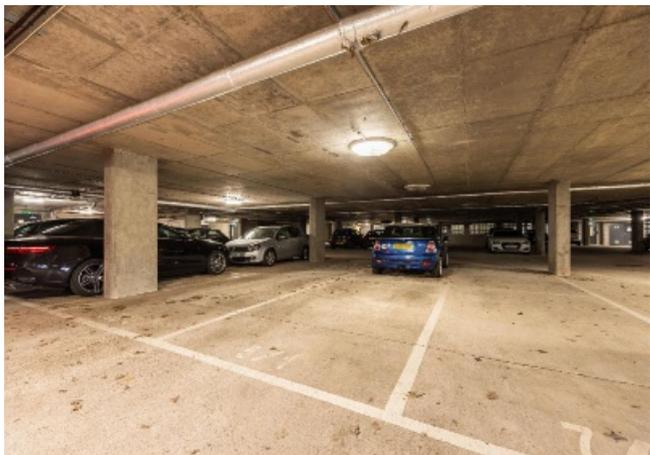
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## Description

The property is a well-designed, bright and spacious second floor flat that offers flexible accommodation and benefits from an entry phone system and passenger lift. This stylish apartment will appeal to city professionals, families and couples alike thus early viewing is recommended.

### Features:

- A central hallway (with generous fitted storage) leads to all rooms
- Cleverly designed, sociable open plan living that has three distinct areas for relaxing, dining and cooking with an abundance of natural light provided by three full length windows
- South facing balcony with room for seating.
- The kitchen has an excellent range of stylish modern units
- There are two generous double bedrooms, both with Juliet balconies and fitted wardrobes. The main bedroom benefits from a modern ensuite shower room with fitted vanity unit
- Beautiful family bathroom that has a shower over the bath with shower screen
- Double glazing and gas central heating are installed
- Allocated underground parking space.

Short stroll to Botanical Gardens, Inverleith Park and Stockbridge.

## Location

The property is located on the edge of a private, beautifully landscaped, modern residential development in the area of Fettes, under 3 km to the north of Edinburgh city centre. Shopping and entertainment options are plentiful and varied: nearby Stockbridge has a village feel and is home to a wide range of small independent shops, markets, services and a Waitrose alongside excellent authentic bars and restaurants. Fettes is within walking distance of a large branch of Morrisons and is close to Craighleith Retail Park which boasts large branches of Marks and Spencer, Sainsbury's, Lidl, Boots, Homebase and more. Leisure is equally well catered for in the area, The Village Hotel and Health Club is a few minutes' walk from the property and Ainslie Park Leisure Centre is also close by. The wonderful Royal Botanic Gardens, Inverleith Park and the Water of Leith walkway (for a tranquil walk or cycle) are all easily accessible. Fettes is within the catchment area for excellent state schooling and there are a number of private options as well including Fettes College, ESMS and St Georges. The area is served by excellent transport links into the city and beyond as well as convenient access to Edinburgh City Bypass and the M8/M9 motorway network.

## Extras

The carpets and blinds, hob, oven, extractor hood, integral dish washer, washing machine and fridge freezer are all included in the sale.

## Council Tax

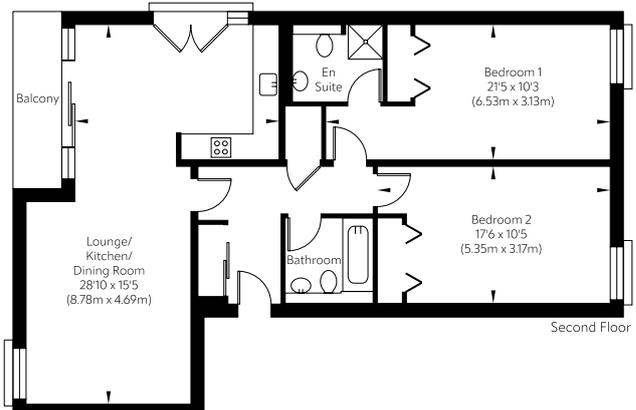
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## Viewing

By appointment with selling agent:  
Telephone 0131 467 7550



Approx. Gross Internal Floor Area 90.51 Sq M / 974 Sq Ft.



Second Floor

Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable. All measurements are approximate and include areas under roomed ceilings in finished rooms. Not to scale. For identification only. © 2024 planography.co.uk

### Wilson Ward

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