

24 Kimmerghame Drive

FETTES, EDINBURGH, EH4 2GJ



*SPACIOUS AND MODERN FOUR
BEDROOM TOWNHOUSE IN FETTES*



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An excellent opportunity has arisen to acquire this highly desirable townhouse very well situated within the popular Fettes area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order and briefly comprises of a spacious entrance hallway with ample cupboards and storage space, access to bedroom four/dining room/playroom/office and a bright kitchen/diner which provides access via large glass doors into the private south facing garden and single garage.







Bedroom 4



From the ground-level hallway, the staircase leading to the additional living space.

On the first floor, you will find the spacious, bright living room with access to a balcony which allows for more light to flood in, you will find the third bedroom which has been used as an office/spare room and to complete the first floor is the main family bathroom which has a modern finish with three-piece suite.





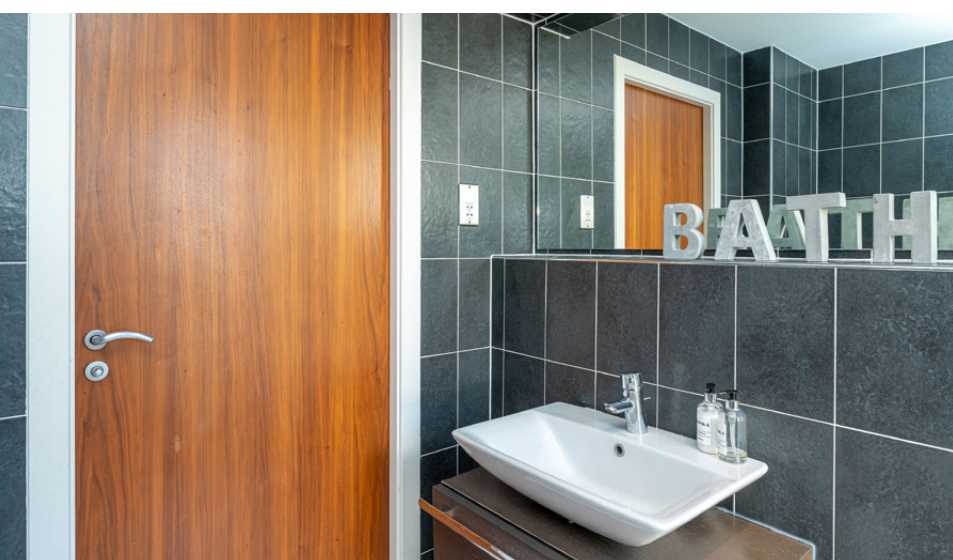
The Lounge







“...TO COMPLETE THE FIRST-FLOOR IS THE MAIN FAMILY BATHROOM WHICH HAS A MODERN FINISH WITH THREE-PIECE SUITE...”





Leading to the second floor there are two equally large double bedrooms with en-suite shower rooms and additional built-in wardrobes, one of the bedrooms also has a balcony.







Bedroom 2





This property also benefits from, gas central heating, full double glazing and is wired for high-speed internet.

Externally, there is a good-sized private south-facing garden with a single garage (with private parking space in front of the garage) to the rear. The development also boasts more than adequate on-street parking for residents and visitors alike.







Approximate Dimensions
(Taken from the widest point)

GROUND FLOOR

Kitchen/Diner	5.34m (17'6") x 3.50m (11'6")
Bedroom 4	3.24m (10'8") x 2.31m (7'7")
WC	1.35m (4'5") x 0.80m (2'7")

FIRST FLOOR

Lounge	5.46m (17'11") x 3.52m (11'7")
Bedroom 3	4.42m (14'6") x 2.93m (9'7")
Bathroom	2.48m (8'2") x 2.10m (6'11")

SECOND FLOOR

Bedroom 1	5.02m (16'6") x 3.24m (10'8")
En-suite	1.91m (6'3") x 1.85m (6'1")
Bedroom 2	5.02m (16'6") x 3.49m (11'5")
En-suite	1.91m (6'3") x 1.85m (6'1")

Gross internal floor area (m²): 155m²

EPC Rating: C



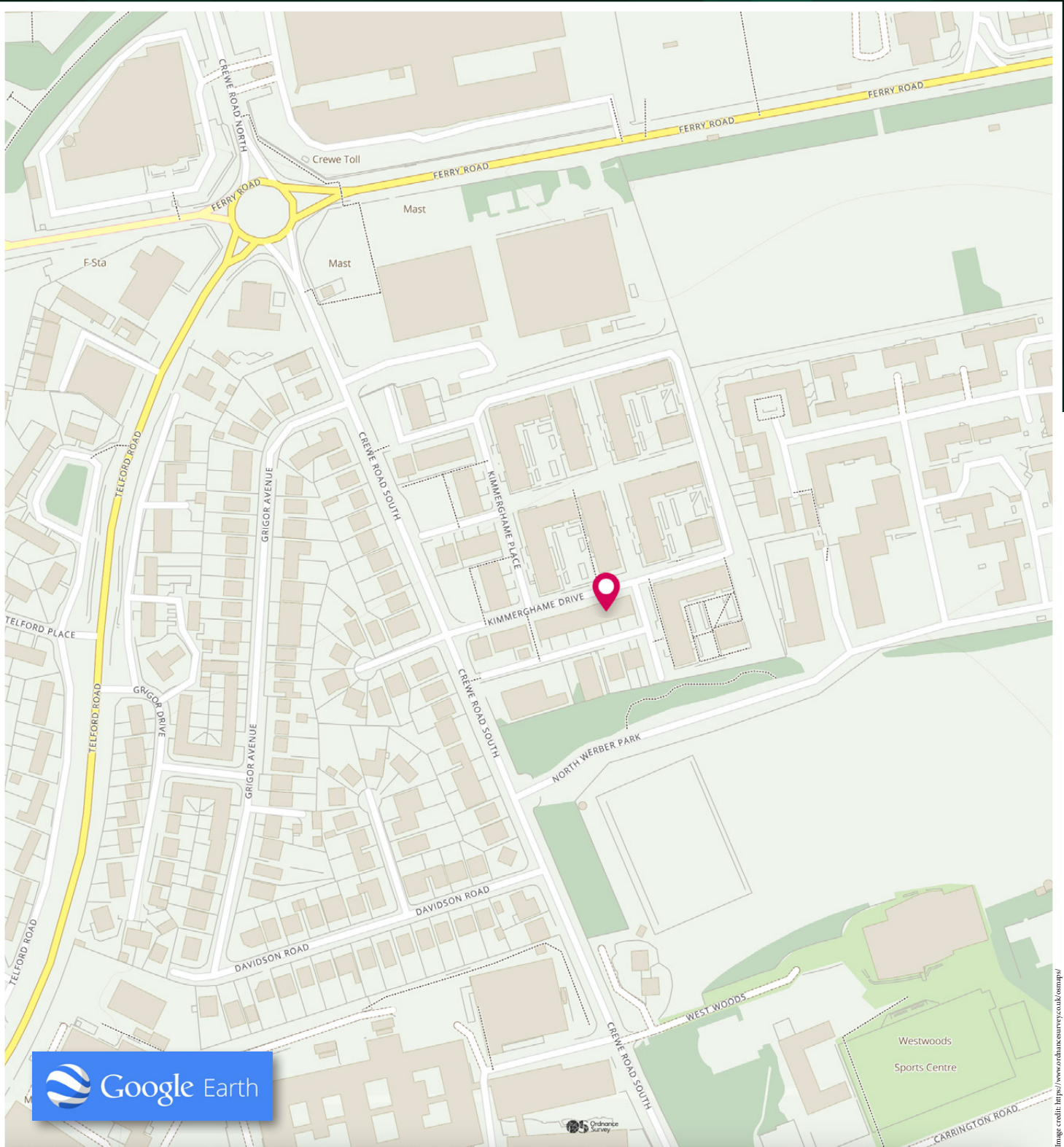
Located in Fettes, which lies in a North-Western district of the city, the property is ideally placed for shopping, transport, educational and recreational facilities.

Local shopping is within walking distance from the property where you have Waitrose superstore at the far side of Comely Bank can satisfy normal daily requirements. Also, nearby is Craighleith Retail Park which can provide for a multitude of requirements from garden shopping, gym access, Sainsburys and much more. Nearby Stockbridge is a residential district of considerable appeal, well served locally and within the easiest possible reach of all that can be provided by the city centre. State and private schools are close at hand, Flora Stevenson is highly rated and Edinburgh Academy is within walking distance.

For those who prefer their recreational facilities to be in the open air, Inverleith Park is within very easy reach whilst the Royal Botanic Gardens lies adjacent. The property is just a short drive to the sea and popular swimming spot at Wardie Bay.

The Location





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Text and description
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