

Flat 9,10 Kimmerghame Path

FETTES, EDINBURGH, EH4 2GN



*EXCEPTIONAL TWO-BEDROOM
TOP/FIFTH-FLOOR APARTMENT*



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McEwan Fraser Legal is delighted to present this exceptional two-bedroom, top/fifth-floor apartment, set within a highly sought-after modern development in Edinburgh's prestigious Fettes district. Offering secure underground allocated parking, lift access, and beautifully maintained communal grounds, this stylish home is the perfect choice for professional couples, downsizers, or buy-to-let investors.

The apartment enjoys a prime corner position with uninterrupted panoramic views across the city skyline, including Edinburgh Castle, Arthur's Seat, Salisbury Crags, and the Pentland Hills — a truly rare and captivating outlook from every room.



The well-proportioned accommodation comprises:

- A welcoming entrance hallway with excellent built-in storage
- Bright and spacious dual-aspect open plan lounge/dining/kitchen area
- A high-spec contemporary kitchen, complete with integrated appliances
- Two generous double bedrooms, including a luxurious principal suite with en-suite shower room
- Stylish main bathroom with a modern three-piece suite and mains-powered shower

The Property









Bedroom 1



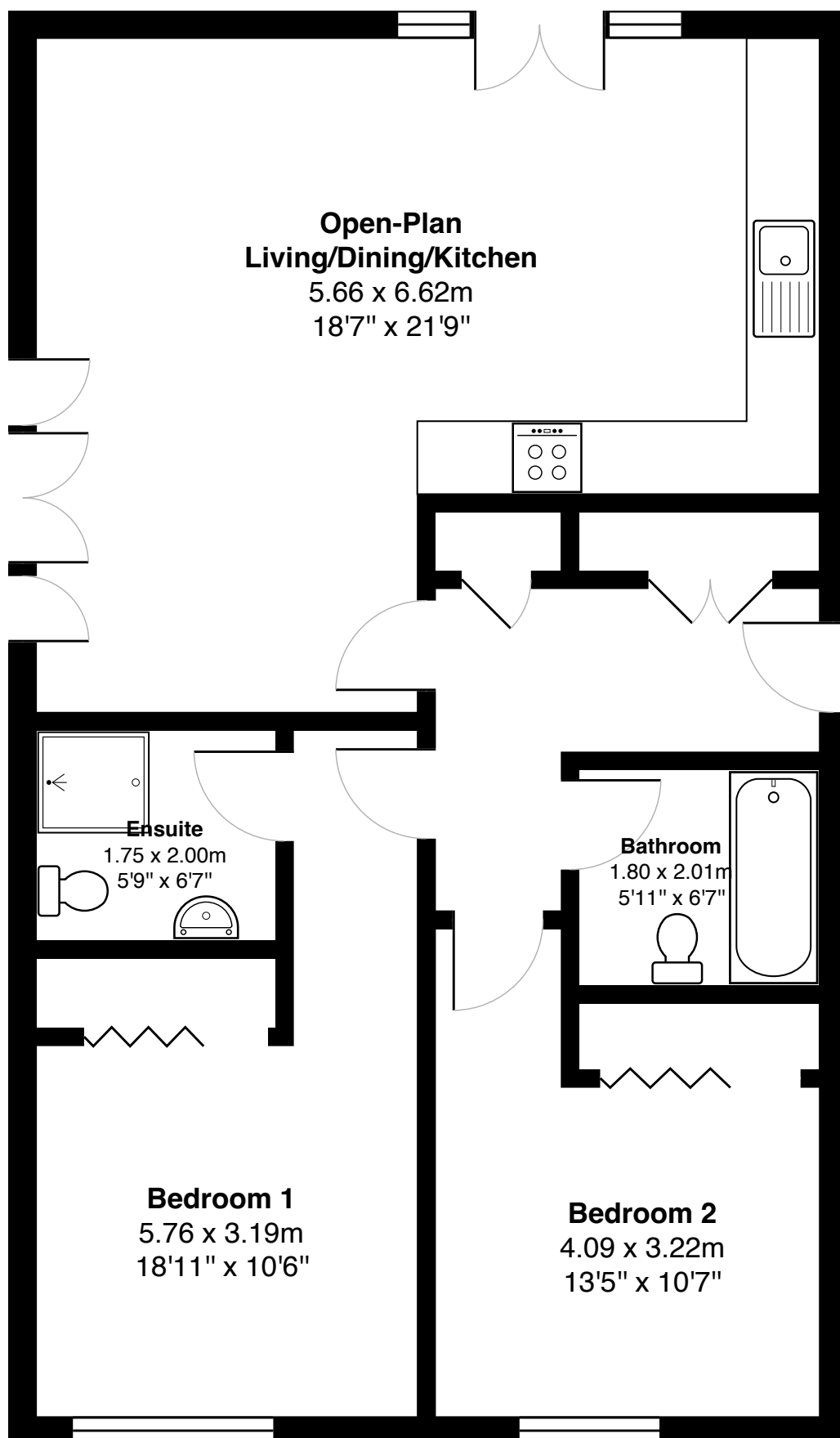




Bedroom 2







Gross internal floor area (m²): 85m²

EPC Rating: B

Further benefits include full double glazing, a gas central heating system with combi boiler, secure video entry system, and access to landscaped communal gardens. The property also comes with a private allocated space in the secure underground car park.

Early viewing is highly recommended to fully appreciate the quality and outstanding views on offer with this rarely available apartment.



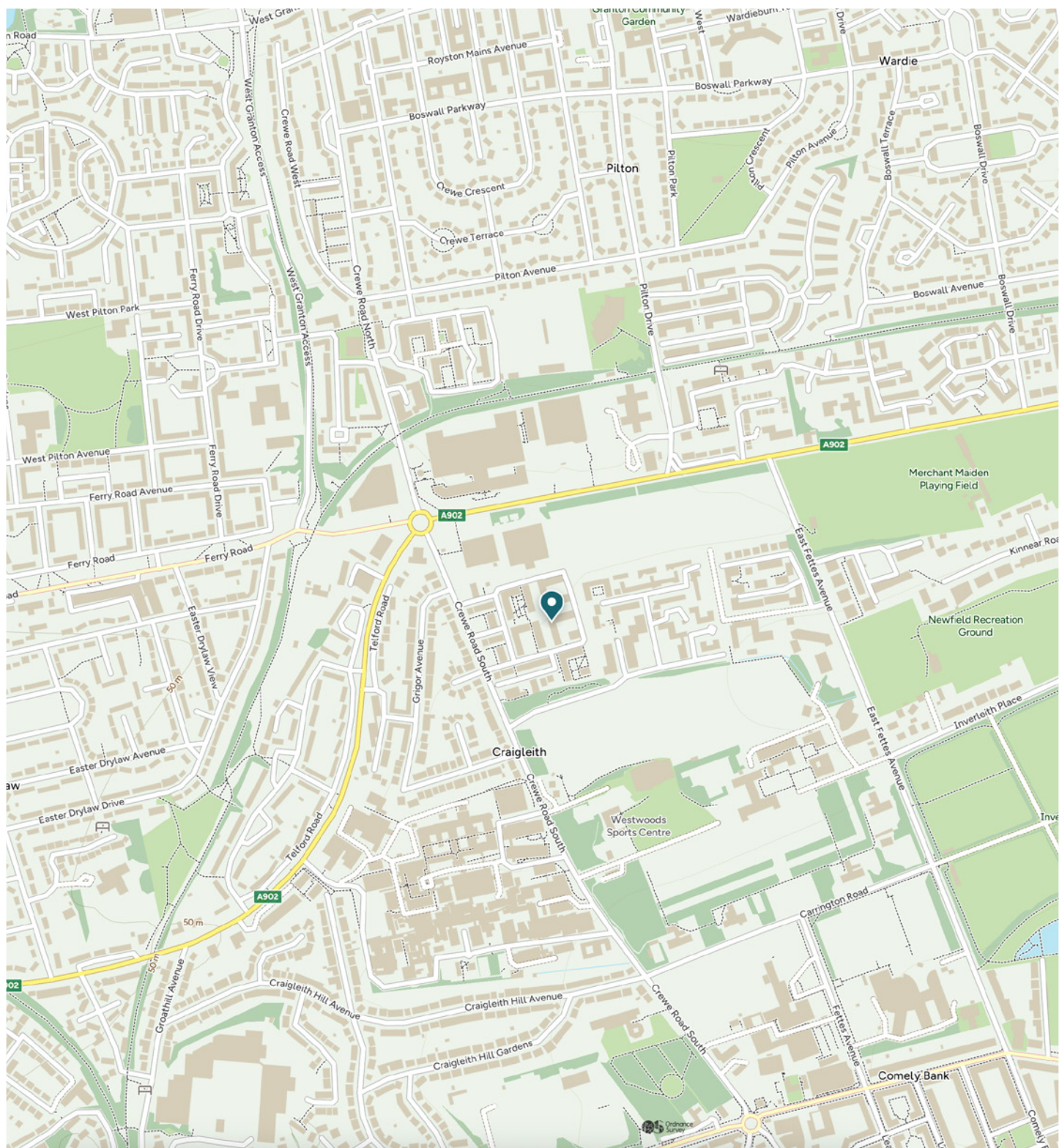


INVERLEITH PARK

Set within the prestigious and highly sought-after Fettes district of Edinburgh, Kimmerghame Path offers a superb location for modern city living. This peaceful residential development is known for its contemporary architecture, beautifully landscaped communal areas, and an exclusive, well-maintained environment. The area is ideally positioned just north of the city centre, providing excellent access to Edinburgh's vibrant array of shops, restaurants, bars, and cultural attractions. Stockbridge, Inverleith, and Comely Bank are all within easy reach, offering their own unique charm with artisan cafés, shopping, and leafy parkland's.

Residents benefit from proximity to several well-regarded schools and educational institutions, including Fettes College and The Edinburgh Academy. The nearby Inverleith Park and Royal Botanic Garden provide expansive green spaces perfect for outdoor recreation and relaxation. Excellent transport links make this a convenient base, with frequent bus services connecting to the city centre and beyond, and easy access to main arterial routes for those commuting by car. Kimmerghame Path combines the tranquillity of a residential setting with the convenience of urban living, making it an attractive location for professionals, families, and investors alike.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
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Text and description
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Professional photography
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Layout graphics and design
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