130870, 19, FLAT 2 KIMMERGHAME TERRACE, EDINBURGH, EH4 2GG

Sold. £ 275,000

19, flat 2 Kimmerghame Terrace, Edinburgh, EH4 2GG, Edinburgh, EH4 2GG, Fettes , Edinburgh North

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Boyd Legal are delighted to present to the market this beautifully presented two bedroom first floor apartment, decorated in neutral tones with quality flooring throughout. The apartment is set within an exclusive modern development in the highly desirable and sought after Fettes area, north of Edinburgh city centre. The property will make the perfect home for a young professional couple, small family or buy to let investor. The accommodation comprises; a welcoming entrance hallway, this property truly showcases the perfect example of modern, functional, open-plan family living with dedicated living areas: the comfortable lounge provides a space to relax; the dining area offers a great space for entertaining and the kitchen area is fitted with an array of high quality base and wall mounted with integrated appliances which include a gas hob with canopy, electric oven, fridge-freezer, dishwasher and washer/dryer. The master bedroom offers a peaceful retreat and comes complete with fitted wardrobes and a luxury en-suite shower room, there is a further good sized bedroom, also with fitted wardrobes and a large contemporary bathroom. Further benefits include gas central heating, double glazing, an allocated parking space in the secure underground carpark, communal bike store and secure entry phone system. Viewing is highly recommended to fully appreciate the standard and quality of accommodation on offer within this luxurious, well-tended landscaped communal development. Location The apartment is nestled in a quiet residential manicured development next to the grounds of Fettes College. Fettes is a popular residential area with exceptional green spaces, local shopping and transport links next to the historic Fettes College school. The location boasts ample large supermarkets, including Waitrose, Morrison’s and Sainsbury’s whilst moments away in Stockbridge there are a vast selection of artisan cafés, restaurants and deli’s. The City Centre is within easy strolling distance and Fettes is well served with frequent bus services, access to the City Bypass, Queensferry Crossing and with the Western General Hospital nearby. For health and fitness enthusiasts there are plentiful tennis courts, rugby clubs, golf courses and The Village Hotel and Westwood Health Club are both moments away whilst pleasant strolls along the Water of Leith, Royal Botanic Gardens, Inverleith Park, Edinburgh cycle networks offer fantastic family days out. There are also first rate state and private schools within easy reach at Primary and Secondary levels.

BASE INFORMATION:	
Rooms	: 1
Bed	: 2