

**32/7 Kimmerghame
Drive
Edinburgh EH4 2GJ
Offers Over £300,000**

- Open plan living/kitchen/diner with French doors to Juliet balcony
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods included
- Two double bedrooms both with built in wardrobes and master featuring en-suite
- Family bathroom fitted with three-piece suite and shower over the bath
- Gas central heating and double glazing throughout
- Well kept communal gardens
- Undercroft residents parking

Council Tax Band: F
Tenure: Freehold
Annual Service Charge: £1764



Flat

Blair Cadell are delighted to present to the market this well maintained, modern two-bedroom flat, ideally located just a short journey from Edinburgh city centre. Offering generous living space and excellent local amenities, this attractive property is well suited to first-time buyers, young professionals, or those seeking a convenient city base.

The accommodation is centred around a bright and spacious open-plan living, kitchen and dining area, creating an ideal environment for both everyday living and entertaining. This welcoming space is flooded with natural light and features French doors opening to a Juliet balcony. The contemporary kitchen is well equipped with a range of wall and base units, a gas hob, electric oven and integrated appliances, all included in the sale. There are two well-proportioned double bedrooms, both benefitting from built-in wardrobes. The principal bedroom further enjoys the convenience of an en-suite shower room fitted with a modern two-piece suite and mains-powered walk-in shower. Completing the accommodation is a stylish family bathroom, fitted with a three-piece suite and mains shower over the bath. The property further benefits from gas central heating and double glazing throughout. Externally, residents enjoy access to well-maintained communal gardens and secure undercroft parking along with bike store.

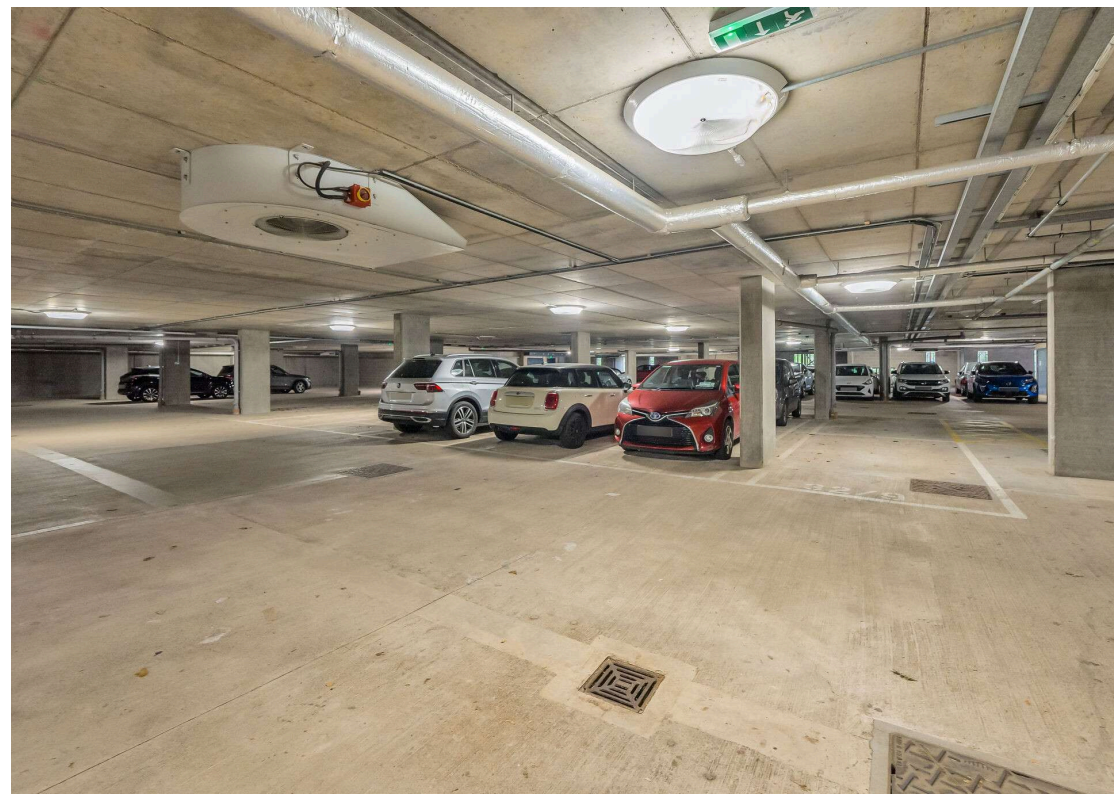
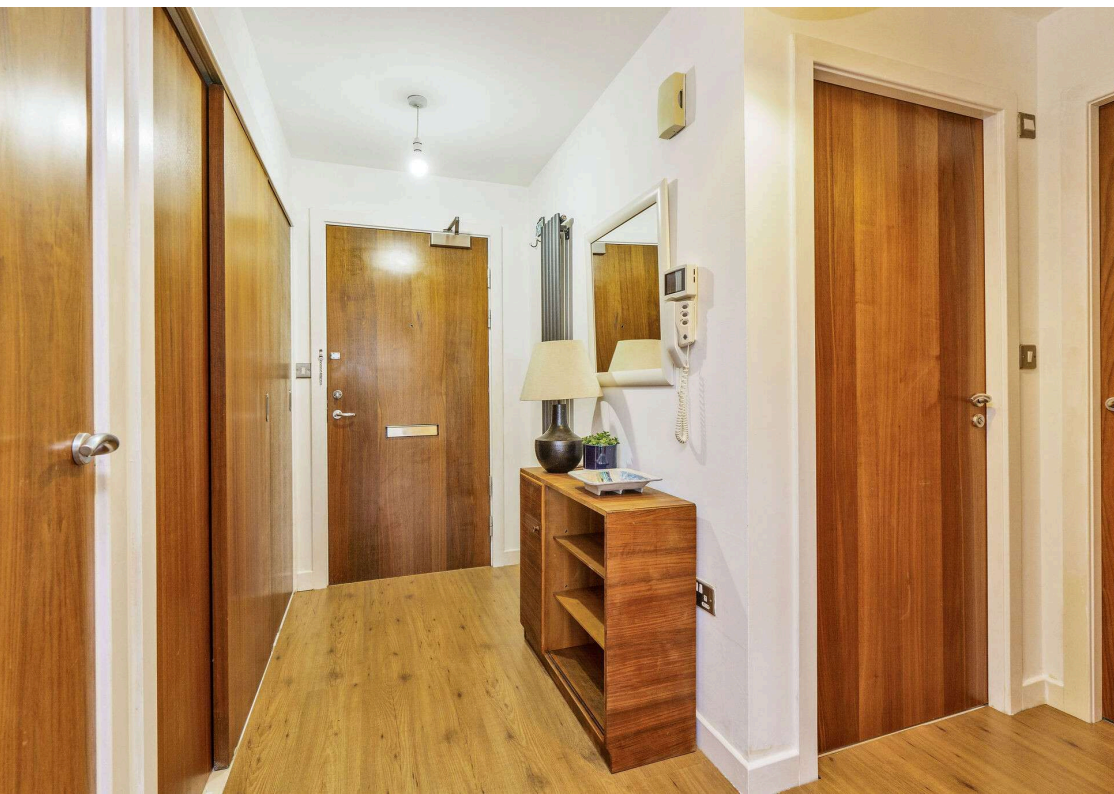
Factor details - The property is factored by Speirs Gumley with an average monthly bill of £147 covering buildings insurance and maintenance and communal maintenance

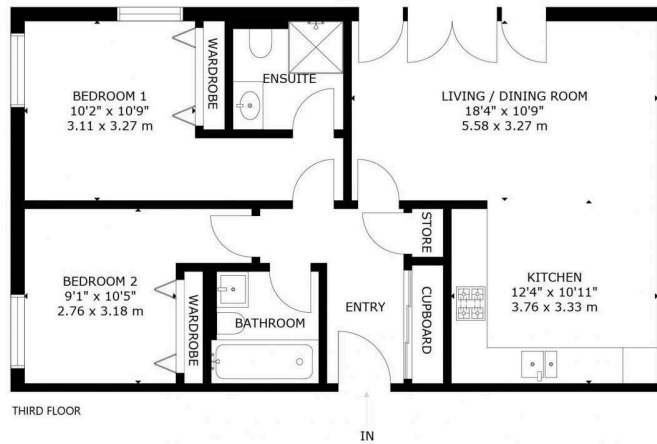
Please note - No warranties given for systems.

Kimmerghame Drive is quietly positioned within the highly sought-after Fettes area, approximately two miles north of Edinburgh city centre. The location is exceptionally well served, with a large Morrisons supermarket and Little Waitrose petrol station just minutes away. Nearby Stockbridge offers an excellent range of independent shops, cafés, restaurants and a Waitrose superstore, while further retail options can be found at Craighleith Retail Park, home to Sainsbury's and Marks & Spencer. The area also benefits from close proximity to the Western General Hospital and a number of well-regarded schools catering for all age groups. Leisure and recreational opportunities abound, including Inverleith Park, the Royal Botanic Garden, the Water of Leith Walkway and a variety of health and fitness facilities. Excellent public transport links provide easy access throughout the city, while swift connections to the City Bypass and Edinburgh International Airport add to the appeal of this superb location.

Viewing by appointment on 0131 337 1800







32-7 KIMMERGHAME DRIVE, EDINBURGH, EH4 2GJ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 820 SQ FT / 76 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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