

2 Bed Flat In 1 Kimmerghame Drive , Edinburgh, EH4 2GJ

£350,000





SHORT DESCRIPTION

Ref: 16137 Beautiful, luxury, low-maintenance, light-filled apartment with south-facing balcony, large basement storage room, lift access and allocated parking in the highly desirable Fettes area of Edinburgh. In turn-key condition with generously proportioned rooms, new flooring in most spaces, and recently renovated en-suite bathroom. Peacefully located in attractive grounds a short distance from the city centre with excellent bus links and views over Fettes College and towards Corstorphine Hill. A short walk from the shops, cafes and bars of Stockbridge, Inverleith Park, Waitrose, Morrisons, two gyms and a Starbucks. Easy access out of the city towards the motorways and Edinburgh airport. The hallway of this second-floor apartment has an entry-phone video system, two large storage cupboards and access to all rooms; consisting of a spacious living, dining, kitchen area with balcony off, and large floor-to-ceiling doors and windows; a good-sized family bathroom with over-bath shower, WC and vanity unit; unusually large master bedroom with generous built-in wardrobe space, en-suite bathroom with walk-in shower, WC, heated towel rail and vanity unit; large second bedroom with more generous built-in wardrobe space. Top quality engineered oak flooring has been recently installed throughout the hallway and kitchen, dining, living areas, and the master bedroom has a luxury newly-fitted carpet. The kitchen comprises plentiful wall and floor units, a fridge-freezer, electric oven, gas hob, dishwasher, extractor fan and washer-dryer, all included in the sale. The south-facing balcony has good space for a table and chairs and plants. The estate is very well maintained by a factoring company, which takes responsibility for all estate and communal area maintenance. The useful, large storage area in the basement is contained in a locked room. A parking space allocated to the apartment is in the secure covered garage, and further parking is available on the street. Permits to be introduced in the coming months which will ensure plenty of vacant spaces for residents. Council tax band F, EPC rating B, home report all 1s.

2

Bed Room(s)

2

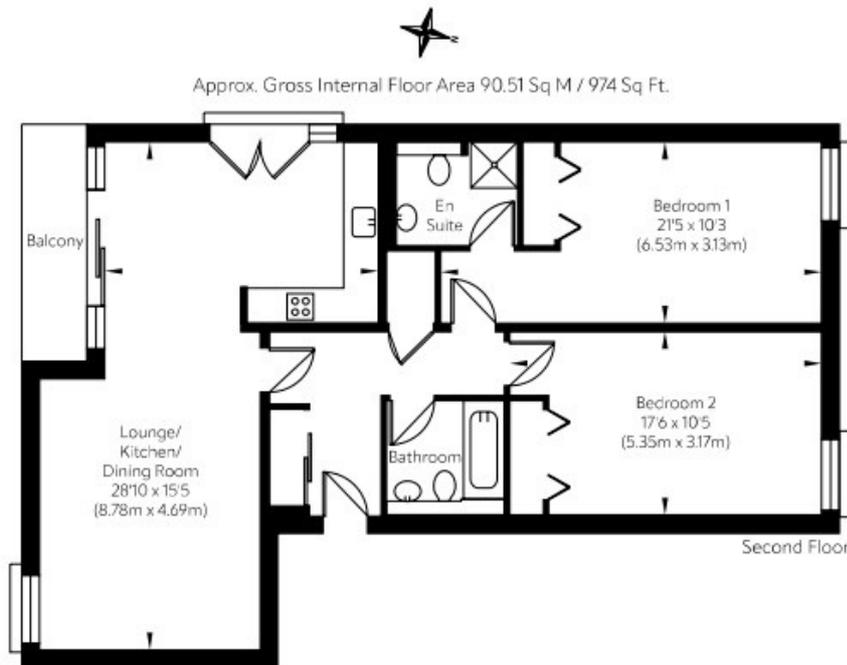
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable. All measurements are approximate and include areas under coombed ceilings in finished rooms.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale. All measurements are a maximum and include wardrobes and bay windows where applicable.

Dwelling type: Mid-floor flat
Date of assessment: 08 April 2024
Date of certificate: 08 April 2024
Total floor area: 92 m²
Primary Energy Indicator: 100 kWh/m²/year

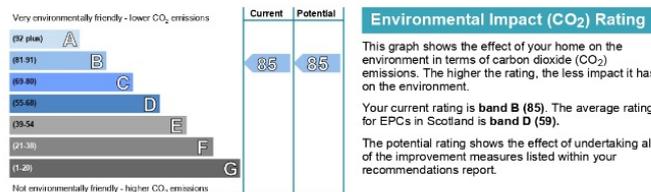
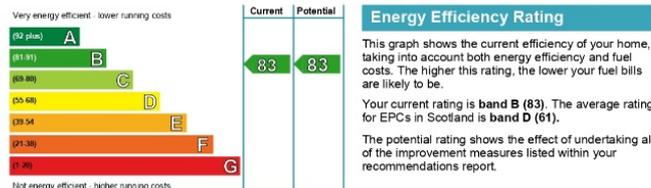
Reference number: 0160-2958-1140-2204-8535
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, mains gas

You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly

Estimated energy costs for your home for 3 years* £2,238

* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions



Top actions you can take to save money and make your home more efficient

There are currently no improvement measures recommended for your home.

To find out more about the recommended measures and other actions you could take today to stop wasting energy and money, visit greenerscotland.org or contact Home Energy Scotland on 0808 808 2282.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED CERTIFICATE

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