



Kimmerghame Terrace

, Fettes, Edinburgh, EH4 2GH

Rental £1,525 pcm

2 bedroom Flat / Apartment available Now

60 Queen Street , Edinburgh , , EH2 4NA
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0131 226 5050

Opening Times

Mon 08.00 - 18.00; Tues 08.00 - 18.00
Wed 08.00 - 18.00; Thurs 08.00 - 18.00
Fri 08.00 - 17.00; Sat 10.00 - 16.00; Sun 10.00 - 13.00

- * Part Furnished
- * Secure entry phone
- * Fridge Freezer
- * Heating
- * Secure Entry Phone
- * Shower

Situation

A well-presented, spacious and bright two-bedroom, raised ground floor flat in the popular development close to Edinburgh's City Centre. The part furnished (no beds) accommodation comprises: entrance hallway, living room with direct access onto the private terrace. A lovely kitchen with integrated appliances including a dishwasher and dining area. Main bedroom with en-suite shower room and built in wardrobe. A second double bedroom with built in wardrobe and family bathroom. The property benefits from ample storage, wrap around terrace garden, which is one of only two in the development that has this and secure underground parking. Fettes is one of the most popular areas in Edinburgh being surrounded by green open space yet still within walking distance of the city centre. It is also served by a number of frequent bus services which run into the city centre and beyond. There are excellent local amenities in nearby Stockbridge including convenience shops, fashionable bars and restaurants and quaint coffee shops. The area is also well served by supermarkets with a Waitrose in Comely Bank, a Morrisons on Ferry Road and a Sainsbury's at Craighleith Retail Park, all of which are within a short drive. The recreational spaces of The Royal Botanic Gardens and Inverleith Park are close by and there are leisure facilities at the local Westwood Health Club. Pleasant walks can also be enjoyed along the nearby Water of Leith pathways. Excellent schooling is available in both the public and private sectors.

Accommodation

All measurements are approximate.

Further Information

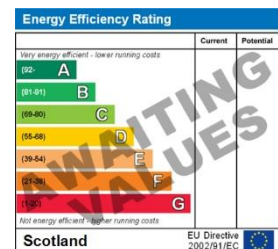
The deposit required is £0

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company

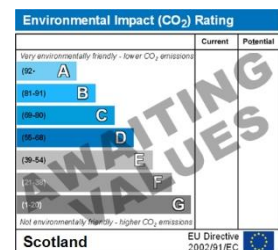
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

Property Ref: inst-9334

Creation Date: 14/07/2025

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Murray & Currie Ltd, 2025. Murray & Currie Ltd Registered in Scotland No. SC 342 656