

9/8 Hermand Terrace Edinburgh EH11 1QZ

Offers Over £200,000

- Large living/dining room featuring ornate cornice and decorative fireplace along with open views to Pentlands
- Kitchen fitted with a range of floor and wall mounted units, electric hob and oven and white goods available by separate negotiation
- Large double bedroom with en-suite shower room
- Bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing throughout
- Well kept communal garden to rear
- On-street permit parking

Council Tax Band: B
Tenure: Freehold



Flat

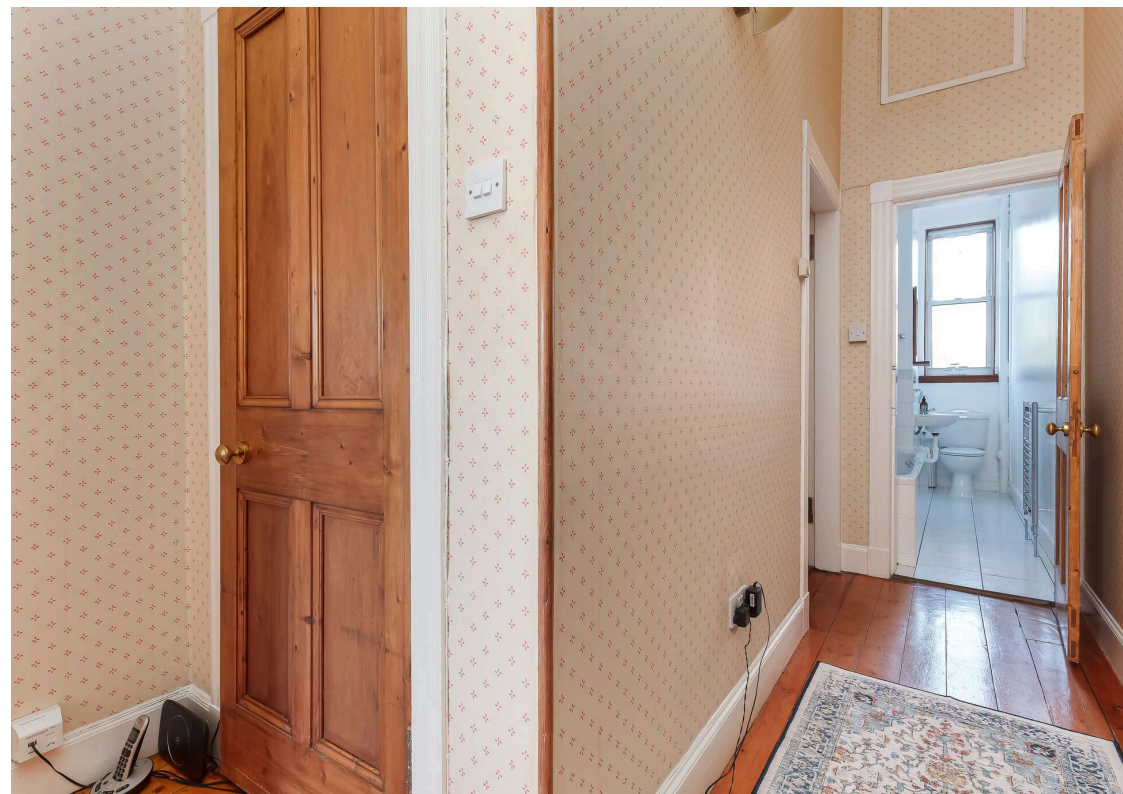
Blair Cadell are delighted to present this superb tenement flat, set within a peaceful residential area while offering swift and convenient access to local amenities and the city centre. Boasting generous living space throughout, this well-presented home will appeal to first-time buyers and young professionals alike, and early viewing is highly recommended.

The accommodation comprises a bright and welcoming living/dining room, featuring a decorative fireplace and a pleasant leafy outlook along with stunning views over to the Pentlands, creating an ideal space for relaxing or entertaining friends and family. The kitchen is equipped with a range of floor and wall-mounted units, an integrated electric hob and oven, and stand alone white goods, that are available by separate negotiation. The spacious double bedroom benefits from an en-suite shower room and a useful Edinburgh press and large wardrobe available by separate negotiation. The bathroom is fitted with a contemporary three-piece suite with a mains shower over the bath. Further benefits include gas central heating and double glazing throughout, ensuring comfort and efficiency. Externally, the property enjoys access to a well-maintained communal garden, while residents' permit parking is readily available.

Slateford is a popular residential area located to the southwest of the city centre, just a ten-minute drive from the bypass leading to the airport and the central belt motorway network. The city centre is easily accessible by regular public transport services, including buses running past the bottom of the road, trams, and trains, all available nearby at Haymarket. Shopping facilities in the area include the Edinburgh West Retail Park, 24-hour ASDA, Lidl, M&S food hall, Aldi and a Sainsbury's superstore at Inglis Green, with additional access to Murrayfield Sainsbury's. Recreational facilities abound, including Nuffield and Pure Gym, Fountain Park, the Corn Exchange Village, and Murrayfield Stadium, all within walking distance and offering various fitness options. The area also boasts a variety of outdoor facilities, such as the Water of Leith Walkway, the Union Canal, and Harrison and Saughton Park & Gardens, all just a short walk away.

Viewing by appointment on 0131 337 1800

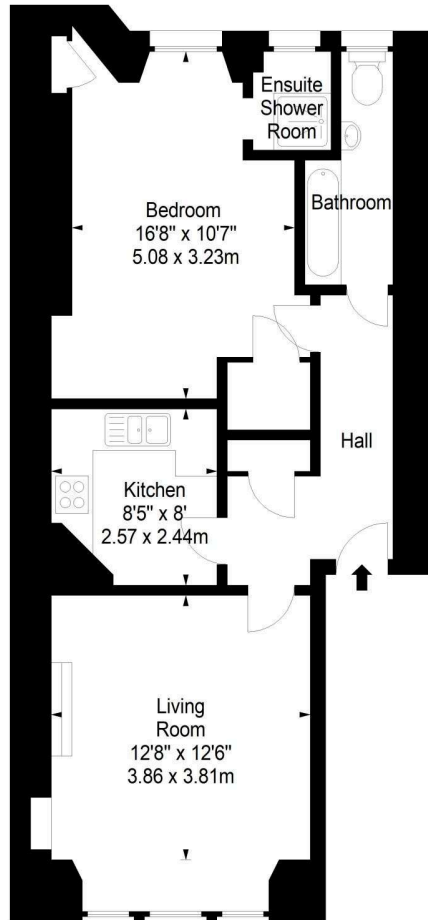
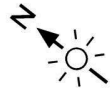




Hermand Terrace,
Edinburgh,
Midlothian, EH11 1QZ



Approx. Gross Internal Area
608 Sq Ft - 56.48 Sq M
For identification only. Not to scale.
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Third Floor



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