



Solicitors & Estate Agents



Offers Over

£170,000

6/3 Hermand Street

Dalry | Edinburgh | EH11 1QT

Well presented and ideally positioned, this attractive one-bedroom ground floor flat offers an excellent opportunity for first-time buyers looking to get onto the property ladder, as well as buy-to-let investors seeking a property in a highly convenient Edinburgh location.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Zoned Permit Parking
-  Communal Rear Gardens
-  EPC Rating – D
-  Council Tax Band - B



Description

The welcoming entrance hallway provides access to the accommodation and benefits from excellent built-in storage, ideal for keeping the home neat and organised. The bright and spacious reception room enjoys a front-facing aspect and is finished with modern décor and laminate flooring. There is ample space for both lounge and dining furniture, while an open alcove leads through to the fitted kitchen. The kitchen is well equipped with a range of fitted wall and base units, splashback tiling and integrated hob and oven. The generous double bedroom is also positioned to the front of the property and benefits from mirror-fronted built-in wardrobes, providing excellent storage while maximising the available space. Completing the accommodation is a well-appointed bathroom, fitted with a white three-piece suite including a bath with electric shower over. The room is partially tiled and further benefits from a chrome heated towel rail.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the property benefits from access to a well-maintained communal garden to the rear, providing a pleasant outdoor space for residents to enjoy. Zoned on-street permit parking is also available within the surrounding area.

Viewing

By appointment through Neilsons (0131 625 2222).



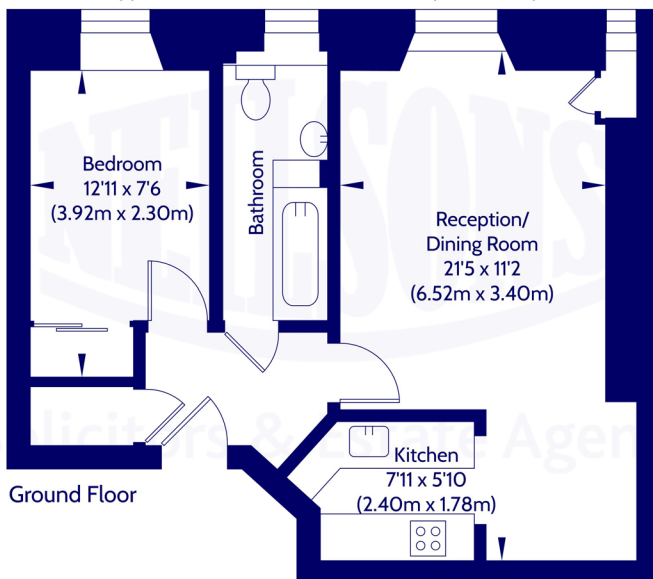


Location

Hermand Street is ideally situated within the popular Dalry area, just west of Edinburgh city centre. The location provides an excellent range of local amenities, with an array of independent shops, cafés, restaurants, bars and everyday services all close by. Nearby Dalry Road and Gorgie Road offer further shopping and convenience options, while Edinburgh city centre and Princes Street are easily accessible. Haymarket Station is within easy reach, providing excellent rail connections throughout Edinburgh and beyond, while regular bus services operate throughout the surrounding area. The nearby tram network also provides convenient connections towards Edinburgh Airport and the city centre. For leisure and recreation, residents can enjoy nearby parks, gyms and the extensive range of facilities available throughout the West End and city centre. With excellent transport links, superb local amenities and the city centre close at hand, Hermand Street is an ideal location for first-time buyers and professionals seeking convenient Edinburgh living.



Approx. Gross Internal Floor Area 45 Sq M / 489 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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