BlairCadell
solicitors + estate agents

8/2 Hermand Street, Edinburgh EH11 1QT



- Superb one bed plus box tenement flat
- Open plan lounge/kitchen/diner
- Double bedroom
- Versatile box room
- Family bathroom
- Communal gardens
- Gas central heating and double glazing
- Residents permit parking

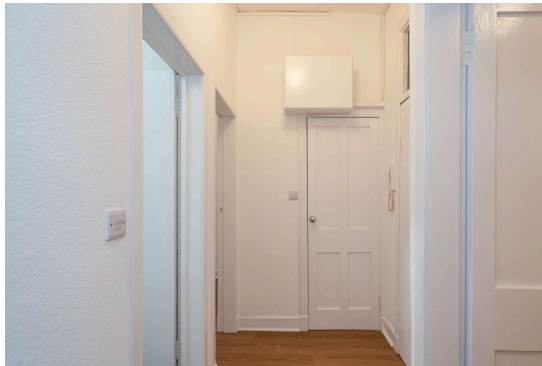
Council Tax Band: B
Tenure: Freehold

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Ground Floor Flat

8/2 Hermand Street is a superb, one bed plus box tenement flat situated within the highly popular Slateford area of the City. Set within a peaceful residential area whilst offering swift and convenient access to local amenities and the city centre this property offers great potential to create a fantastic home. Early viewing is recommended.

The property comprises a bright and spacious open-plan lounge, kitchen and dining area, creating an ideal space for both everyday living and entertaining. The lounge also benefits from a useful storage cupboard. The kitchen is fitted with a range of wall and base units providing ample storage, together with a gas oven and hob. There is a double bedroom together with a versatile box room, offering excellent flexibility as a home office, dressing room or additional storage space. The bathroom is fitted with a three-piece suite and mains shower over the bath. Further benefits include double glazing and gas central heating. Externally, the property enjoys access to a communal rear garden and residents' on-street parking.

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 0131 337 1800



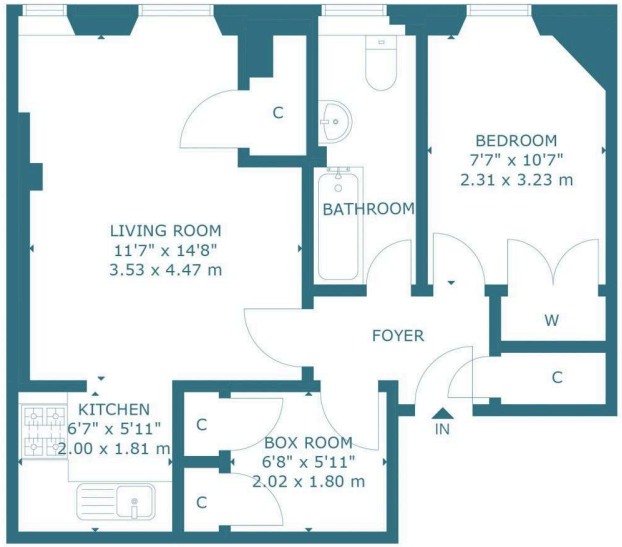












GROUND FLOOR

8/2 HERMAND STREET, EDINBURGH, E11 1QT
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 409 SQ FT / 38 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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