

4/4 Hermitage Park

Edinburgh, EH6 8HB

1	2	1	74sqm	EPC
				C

Anderson Strathern

4/4 Hermitage Park

Edinburgh, EH6 8HB

The property is strictly sold as seen.

4/4 Hermitage Park is a spacious second-floor tenement flat forming part of a traditional Edinburgh stone-built building in the heart of the ever-popular Leith district. Extending to approximately 74 sq m, the property offers generously proportioned accommodation and a flexible layout well suited to a variety of buyers. Whilst the property would benefit from a degree of modernisation, it offers excellent scope for a purchaser to create a spacious and characterful home tailored to their own tastes.

The accommodation comprises a welcoming entrance hall, a bright and spacious south-facing living room with a feature fireplace, a sizeable dining kitchen, separate utility room, double bedroom, bathroom and a versatile box room, which could be utilised as a home office, dressing room or additional storage space.

The property further benefits from gas central heating, double glazing and access to shared communal grounds. Enjoying a sought-after position in Leith, the property is ideally placed to take advantage of an excellent selection of local amenities, independent cafés, bars and restaurants, as well as convenient transport links to Edinburgh city centre and beyond.

Property features

- Second-floor flat
- Spacious living room
- Double bedroom
- Versatile box room/study
- Gas central heating
- Double glazing
- Shared rear garden







Anderson Strathern
residential@andersonstrathern.co.uk











Anderson Strathern
residential@andersonstrathern.co.uk













Location

Leith Links, which lies to the North-East of the city centre, has a range of local shopping facilities which cater for day to day needs with a more comprehensive variety available in nearby Leith Walk and Ocean Terminal. Its location, within close proximity to the Scottish Government's offices at Victoria Quay, offers regular public transport runs to and from the city centre and surrounding areas. Recreational amenities include nearby Leith Links. The fashionable Shore district offers an increasingly large choice of renowned restaurants and wine bars.



Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated appliances, light fittings and fixtures. Free-standing appliances may be available by separate negotiation. The seller will not warrant the working order of any appliances, systems or services.

Council Tax band C

Owners are responsible for contributing towards the maintenance and repair of common areas, including the roof, chimney, common stair and shared rear garden, as required.

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes
Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

espc

Edinburgh
58 Morrison St
EH3 8BP
0131 270 7777

Glasgow
50 George Sq
G2 1EH
0141 242 6060

Haddington
14 Court St
EH41 3JA
01620 824 016

Lerwick
Nordhus,
Business Park
ZE1 0LZ
01595 695 262

Kirkwall
N8 Laing
Street
KW15 1NW
07484 906 800

Anderson Strathern
residential@andersonstrathern.co.uk