GILSONGRAY
LAW • PROPERTY • FINANCE







8/10 HERMAND STREET

Slateford, Edinburgh, EH11 1QT

1	1	1
Public Room	Bedroom	Bathroom

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Set on the second floor of a traditional tenement in popular Slateford, this well-presented one-bedroom flat offers a highly convenient Edinburgh base close to the city centre, the Union Canal and a wide range of amenities. The accommodation is arranged around a central hall with storage and includes a bright open-plan living/dining room and kitchen, a double bedroom with fitted mirrored wardrobes, a useful box room for home working, and a bathroom. Gas central heating and double glazing are in place, while outside there is a private rear garden area, communal garden ground and permit on-street parking. The building is factored by Capital. Extras: All fitted floor coverings, light fittings and integrated appliances are included in the sale.

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TO TAKE A VIRTUAL TOUR OF THE PROPERTY













FEATURES

- Traditional second-floor flat in Slateford
- Entrance hallway with useful built-in storage
- Bright open-plan living and dining room
- Separate fitted kitchen adjoining the living space
- Double bedroom with mirrored fitted wardrobes
- Separate box room, ideal for home working or hobbies
- Bathroom with towel warmer
- Private rear garden area for the property
- Additional shared communal garden ground
- Permit on-street parking
- Capital Stair cleaning; £16.25 per quarter

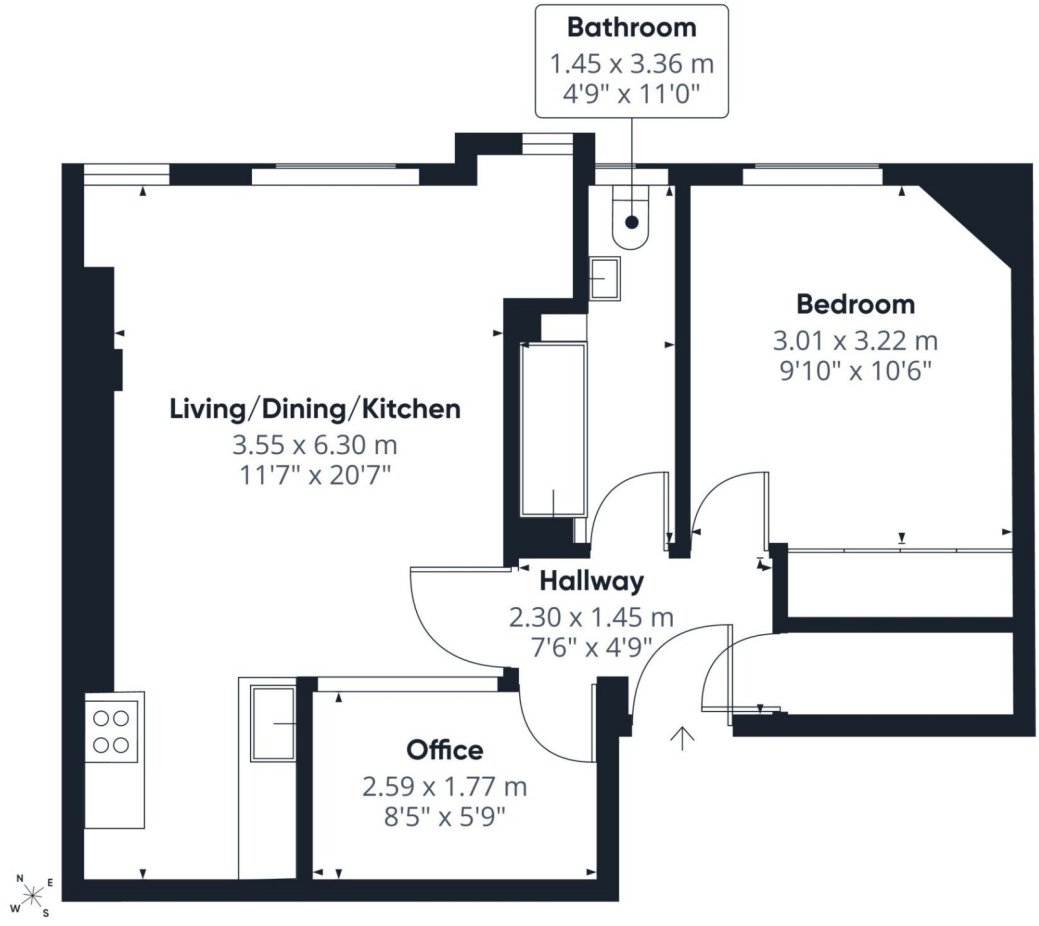


VIEWING BY APPOINTMENT ONLY
WITH GILSON GRAY ON 0131 516 5366

EPC RATING
C

COUNCIL TAX BAND
B

FLOORPLAN



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Approximate total area(1)
45.9 m²
493 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS

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