



8/1 Hermand Street,
Slateford, Edinburgh, EH11 1QT

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Reception hall with walk-in storage.
- Generously proportioned living room/dining room.
- Fitted kitchen with appliances.
- Double bedroom with built-in storage.
- Bathroom with shower.
- Electric heating.
- Double glazing.
- Communal garden to rear.
- Permit & metered parking.



GENERAL DESCRIPTION

A ground floor flat part of a traditional tenement building in the well-located and popular Slateford district of the City, and a short journey to the west of the City centre. There is a range of local amenities close at hand and the property would be an ideal purchase for a first-time buyer or perhaps for letting purposes.

LOCATION

Slateford is a suburb of Edinburgh which lies west of the City Centre. There are good everyday amenities available locally including banks and small convenience stores as well as a large Asda supermarket at Newmart Road and a Marks and Spencer Foodhall and other outlets at Edinburgh West Retail Park off Chesser Avenue. Leisure amenities nearby include Fountain Park and Edinburgh Quay, between them offering a cinema complex, bowling alley, gym and restaurants. There is also a popular bicycle route along Union Canal towards Glasgow. A regular bus service operates to the City Centre and surrounding areas. Haymarket and Slateford Railway Stations are easily accessible. Commuters can find easy access to the city bypass, the M8/M9, Edinburgh International Airport and the Forth Bridge for routes north.

COUNCIL TAX BAND
TRAIN STATION

B.
APPROXIMATELY 0.8 MILES TO SLATEFORD STATION.
APPROXIMATELY 1.2 MILES TO HAYMARKET STATION
APPROXIMATELY 6 MILES TO EDINBURGH AIRPORT.
WITHIN 100 METRES.

AIRPORT
BUSES

EXTRAS: ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREE-STANDING AUTOMATIC WASHING MACHINE AND FRIDGE/FREEZER. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.



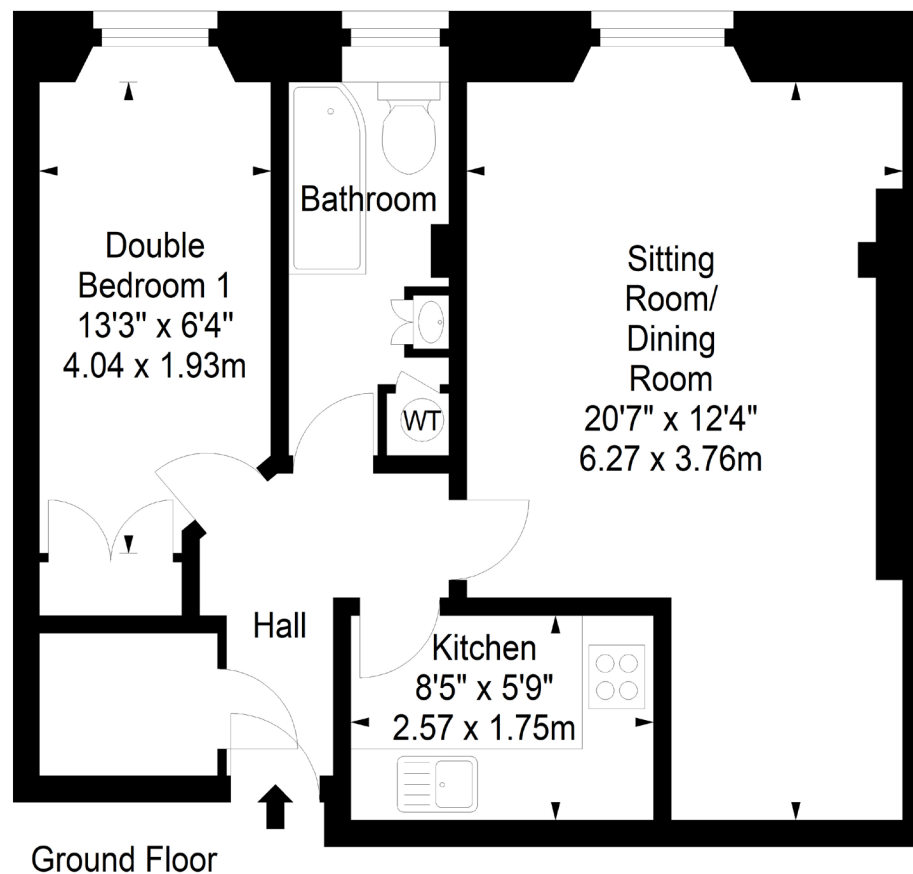
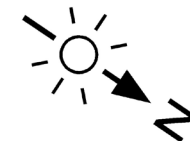


**ENERGY PERFORMANCE
CERTIFICATE RATING E**

**Hermant Street,
Edinburgh,
Midlothian, EH11 1QT**



Approx. Gross Internal Area
501 Sq Ft - 46.54 Sq M
For identification only. Not to scale.
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T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.