



8/3 Hermand Street, Edinburgh, EH11 1QT

'Attractive ground floor front facing flat forming part of a traditional built tenement within a much sought after cul de sac.'

Hallway with storage, lounge/dining room, open plan modern fitted kitchen, bedroom, box room off hallway and spacious white 3pc bathroom with shower above bath. Karedean flooring in the hall, kitchen and living room. Gas central heating. Double glazing. Secure entry phone system. Shared garden to rear. On street parking to front.

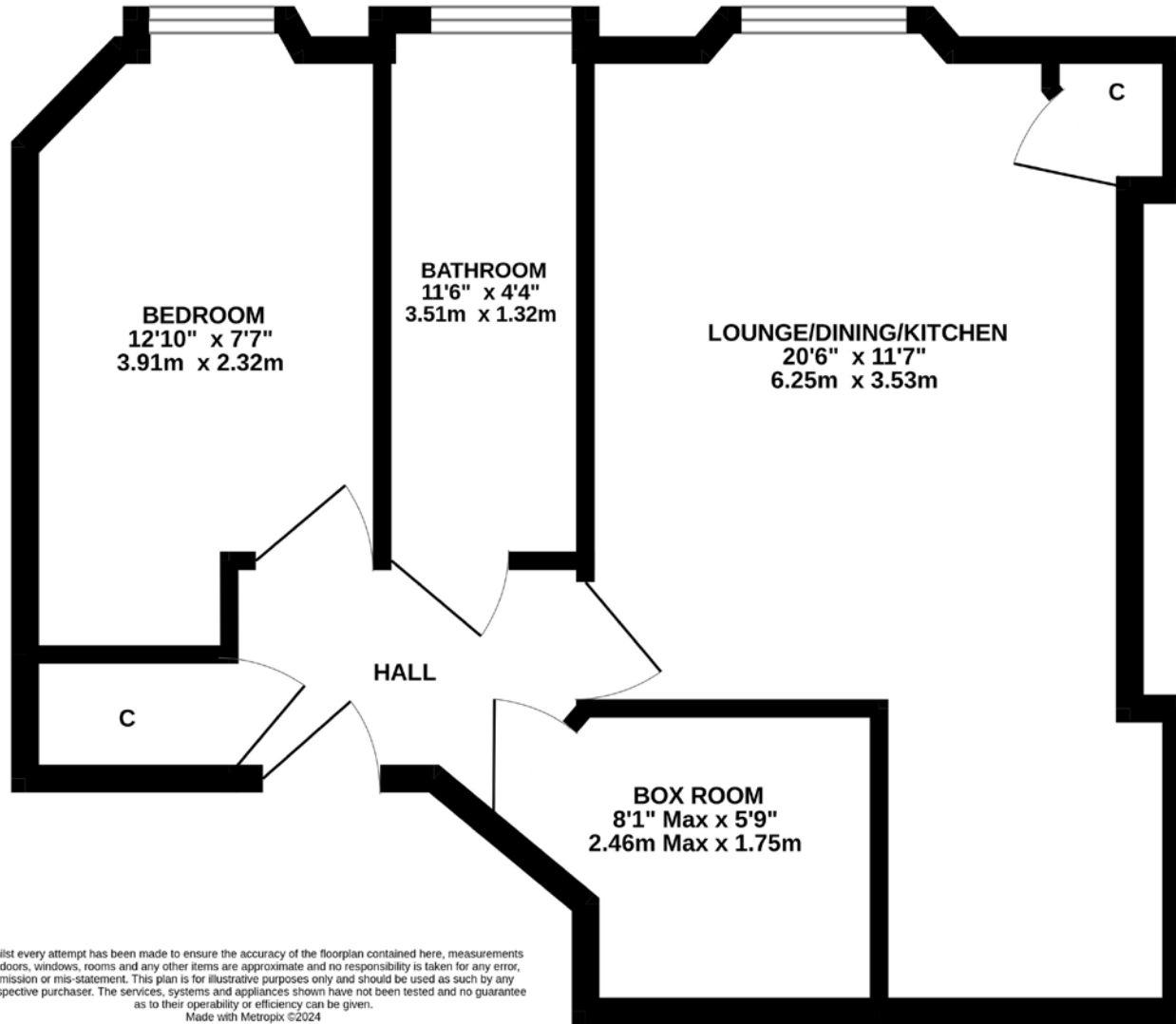
Hermand Street, off Slateford Road, lies some 2 miles West of Princes Street and is therefore ideally placed for those working within the city centre with a regular bus service available on Slateford Road. Alternatively, a number of major roads and Haymarket Railway Station allow for ease of commuting out with the city boundaries. Within the immediate vicinity there are amenities to meet every day needs including shops, Edinburgh West Retail Park, Lidl, Aldi and Sainsbury's supermarkets. Recreational needs are well provided for by way of Harrison Park, Union Canal walkway, gyms, restaurants and bars with nearby Fountain Park housing a multi-screen cinema complex.

EPC RATING D





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tel: 0131-622 9222
Fax: 0131 622 7922
Johnson Legal
22a Rutland Square
Edinburgh, EH1 2BB

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All measurements are approximate and are not warranted.
No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposal, (c) whether or not Building Warrant and other necessary Consents have been obtained for any alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and (e) whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters. Interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.

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