

**14/1 Hermand Terrace  
Edinburgh EH11 1QZ**

**Fixed Price £250,000**

- Large living/dining room
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances
- Two double bedrooms both with fitted wardrobes and master featuring en-suite
- Bathroom with four-piece suite and mains walk in shower
- Gas central heating and double glazing
- Residents Parking



## Flat

Blair Cadell are delighted to bring to market this immaculate ground floor two-bed flat in the heart of Slateford. With superb links to the city centre, the property would be ideal for a range of buyers and must be viewed.

The accommodation comprises of a large living/dining room which is ideal for hosting friends and family. A modern stylish kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods which are included in the sale. There are two double bedrooms both with built in wardrobes and the master featuring an en-suite fitted with a two-piece suite and mains walk in shower. A fully tiled bathroom fitted with a four-piece suite featuring a large bath and mains walk in shower. The hallway has a large storage cupboard offering plenty of useful storage space. Gas central heating and double glazing throughout for maximum efficiency. Well kept communal gardens and residents permit parking.

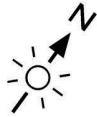
Slateford is a popular residential area which is situated to the south west of the city centre within a ten minute drive of the bypass which leads to the airport and the central belt motorway network. The city centre can be easily reached by regular public transport services such as the bus which runs just past the bottom of the road, tram or train all of which are accessible very close by at Haymarket. Shopping facilities include the Edinburgh West Retail Park, 24hr ASDA, Lidl and a Sainsbury's superstore at Inglis Green, it also has great access to Murrayfield Sainsbury's as well. Recreational facilities include Nuffield and Pure gym as well as Fountain Park, the Corn Exchange Village and Murrayfield Stadium which has even more gyms for the fitness fanatics and are all within walking distance. Also, nearby and only a short walk away are a variety of outdoor facilities including the Water of Leith Walkway, the Union Canal, Harrison and Saughton Park & Gardens.

**Viewing by appointment on 0131 337 1800**

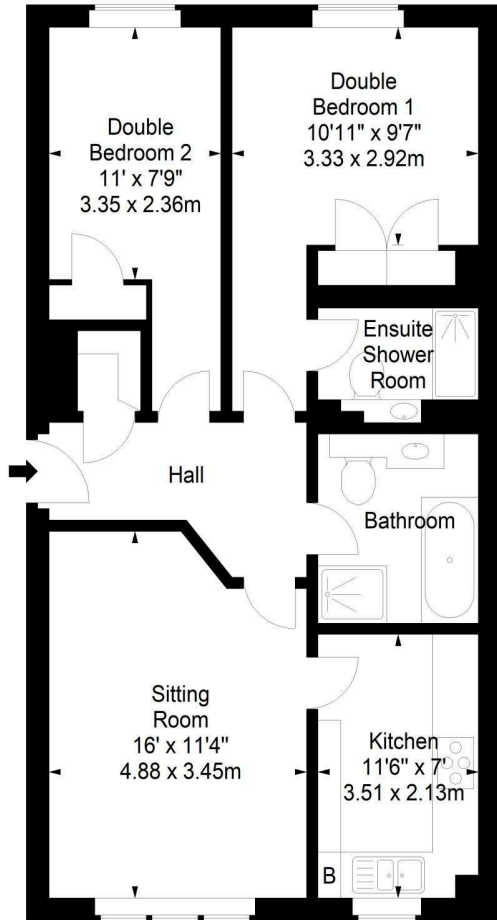




Hermand Terrace,  
Edinburgh, EH11 1QZ



Approx. Gross Internal Area  
714 Sq Ft - 66.33 Sq M  
For identification only. Not to scale.  
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Ground Floor



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