



9/5 Hermand Crescent

Shandon, Edinburgh, EH11 1QP



VMH ESTATE AGENTS



Bright & stylish 1 bedroom second floor flat located in the desirable area of Shandon.

- Stylish sitting room
- Spacious kitchen/dining room
- Double bedroom
- Contemporary showerroom
- Bright & tastefully presented
- Lovely leafy outlook
- Popular & convenient location
- Shared rear garden
- Permit parking
- Gas central heating & double glazing



Offers Over: £TBC

EPC Rating: C

Council Tax: B

Tenure: Freehold

Further information can be found in the home report.

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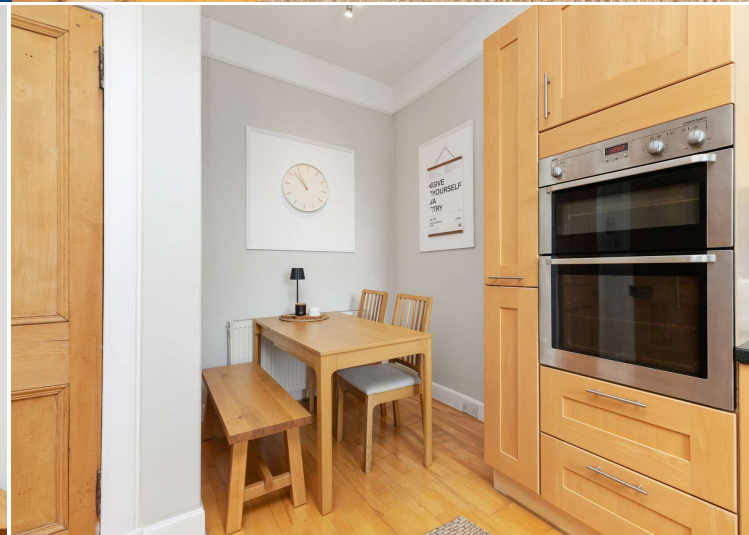
About the Property

Located in the popular and convenient residential area of Shandon, this superb 1 bedroom second floor flat forms part of a traditional tenement in a peaceful street. The property lies within easy walking distance of local amenities and the City Centre is also easily accessible.

The stylish interior is bright and tastefully presented with well proportioned accommodation throughout, and there is a lovely open, leafy outlook.

Extras

Included in the sale price are all fitted floor coverings, light fittings, blinds, fridge, freezer, hob, double oven, extractor hood, dishwasher and washing machine.





Location

Shandon lies a short distance to the southwest of Edinburgh's city centre. There is a good range of local amenities within the immediate area, for further larger shopping requirements Edinburgh West Retail Park at Chesser is close to hand. Recreational facilities include the green open space of Harrison Park, the Union Canal with direct access to the cycle network, Craiglockhart Sports Centre and Fountain Park with multiplex cinema, bars and restaurants. The property is only a short distance from Haymarket and Slateford train stations and regular public transport runs to and from the city centre. The City Bypass is also easily accessible providing good links to the M8 and M9 motorway networks.



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Second Floor



Total Area: 53.7 m² ... 578 ft²

All measurements are approximate and for display purposes only.



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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.