



14/8 Hermand Terrace
Edinburgh, EH11 1QZ

Third floor two storey apartment
Large Living/dining room space
Galley Style Kitchen
Four Double bedrooms including Primary Bedroom with En-suite
No onward chain
Gas Central Heating & Double Glazed Windows
EPC: C
Council Tax Band: E

14/8 Hermand Terrace is a well-appointed four-bedroom apartment set within a factored development of purpose-built apartments, ideally located in a popular residential area. Extending to approximately 129m², this property offers a superb opportunity for a family looking to upsize whilst retaining a central/commutable location. The property has also been ran as a successful holiday for the past 10 years, and could continue to (subject to holiday let license application).

The accommodation is thoughtfully laid out, boasting generously proportioned rooms, ample built-in storage, and a neutral décor throughout, providing a blank canvas ready for personalisation.

At the heart of the home, a bright and spacious living and dining room forms a welcoming setting for both everyday relaxation and entertaining guests. The elevated position offers the most remarkable views across the city and south onwards. Adjacent to this, the galley kitchen features a range of wall and base units, offering excellent storage and workspace.

The principal bedroom is located upstairs and offers a well-proportioned double room, this large space offers plenty of room for free-standing wardrobes, as well the convenience of a private en-suite shower room, Velux windows fill the space with light and offer an outlook to the city. The second bedroom on this level, also offers a similar level of size with the addition of a large storage cupboard which could be converted into an en-suite if desired (and subject to planning). Downstairs there are two further double bedrooms each with in-built wardrobes offering additional family space or for one to be used as a home office. Completing the accommodation is the main bathroom, fitted with a modern three-piece suite comprising a shower-over-bath, tiling, and wet wall panelling for a sleek, easy-care finish.

The property further benefits from double glazing, gas central heating, adding to its overall comfort and appeal. With its combination of modern design, generous space, and prime location, this property represents an excellent opportunity to acquire a stylish apartment within a well-maintained and sought-after development.

Location:

Characterised by its majestic viaducts and rich industrial heritage, the popular suburb of Slateford boasts a charming small-town ambience with a wealth of local services and amenities. Situated approximately three miles southwest of the city centre, the area is intersected by the picturesque Union Canal, whose leafy banks promise a tranquil walking or cycling route right into the city centre. Residents of Slateford enjoy a multitude of leisure and entertainment facilities right on their doorstep as well, including Fountain Park Leisure Centre (home to a multi-screen cinema, a bowling alley, a gym and a selection of family restaurants) and Meggetland Sports Complex, where you will find unrivalled team sports facilities. The abundance of local amenities includes a choice of major supermarkets and a vibrant mix of independent retailers, high-street stores and local businesses that line the streets of neighbouring Gorgie and Dalry. Slateford offers an excellent range of schooling from the early years to primary and secondary education whilst it is also ideally placed for many university campuses. Frequent bus services provide swift and easy access into the city centre and Slateford train station also provides regular services between Edinburgh Waverley and Glasgow Central station. Owing to its position southwest of the city centre, Slateford enjoys convenient access to Edinburgh City Bypass, Edinburgh International Airport and the M8/M9 motorway network.

Directions:

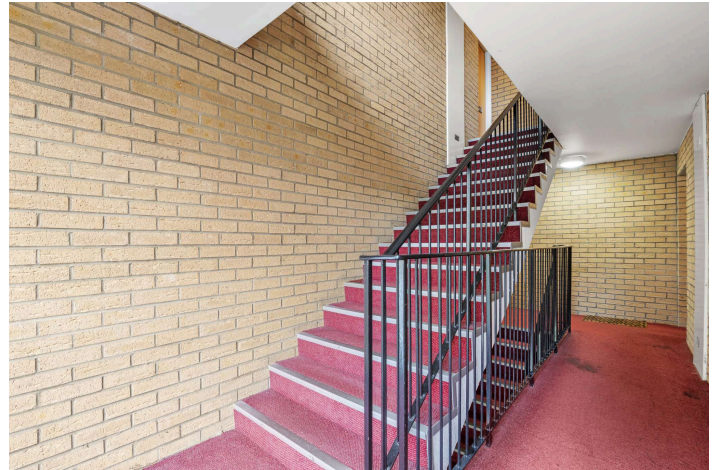
What3Words provides a precise location for properties by assigning a unique three- word address to every 3m x 3m square on the planet, this properties What3Words: /// ///unions.events.lock











Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS

7a Dundas Street
Edinburgh EH3 6QG
Telephone: 0131-225 4082
Fax: 0131-556 2079
Email: property@satsolicitors.co.uk
www.satsolicitors.co.uk

