



10/2 Hermand Terrace
SLATEFORD | EDINBURGH | EH11 1QZ

P Permit Holders only


warners
solicitors & estate agents



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Well presented and spacious ground floor apartment forming part of a traditional tenement in the popular residential district of Slateford to the west of Edinburgh's city centre.

This charming apartment has been tastefully decorated throughout retaining period features, and will offer immense appeal to a wide range of buyers as well as holding investment potential. The spacious living room is flooded with an abundance of natural light, providing an excellent space for relaxing or entertaining friends and family. The separate kitchen offers a good amount of built-in cupboard storage, and further storage space is afforded by cupboards in the entrance hallway.

The principal bedroom is a well sized double, and off this lies a small utility room. The box room is of a good size and would make an ideal home office, study or gym giving the property a great degree of flexibility. A family bathroom completes the accommodation internally.

Offering easy access to public transport links and with excellent local amenities including Harrison Park and the Fountain Park complex, early viewing is highly recommended

- Spacious ground floor apartment
- Sought-after location
- Double bedroom
- Living room
- Box room
- Kitchen
- Utility room
- Bathroom
- Gas central heating
- Communal rear garden
- Permit parking

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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.

All fixtures and fittings- excluding the light fittings in the hall and living room, these will be replaced. EPC C.



