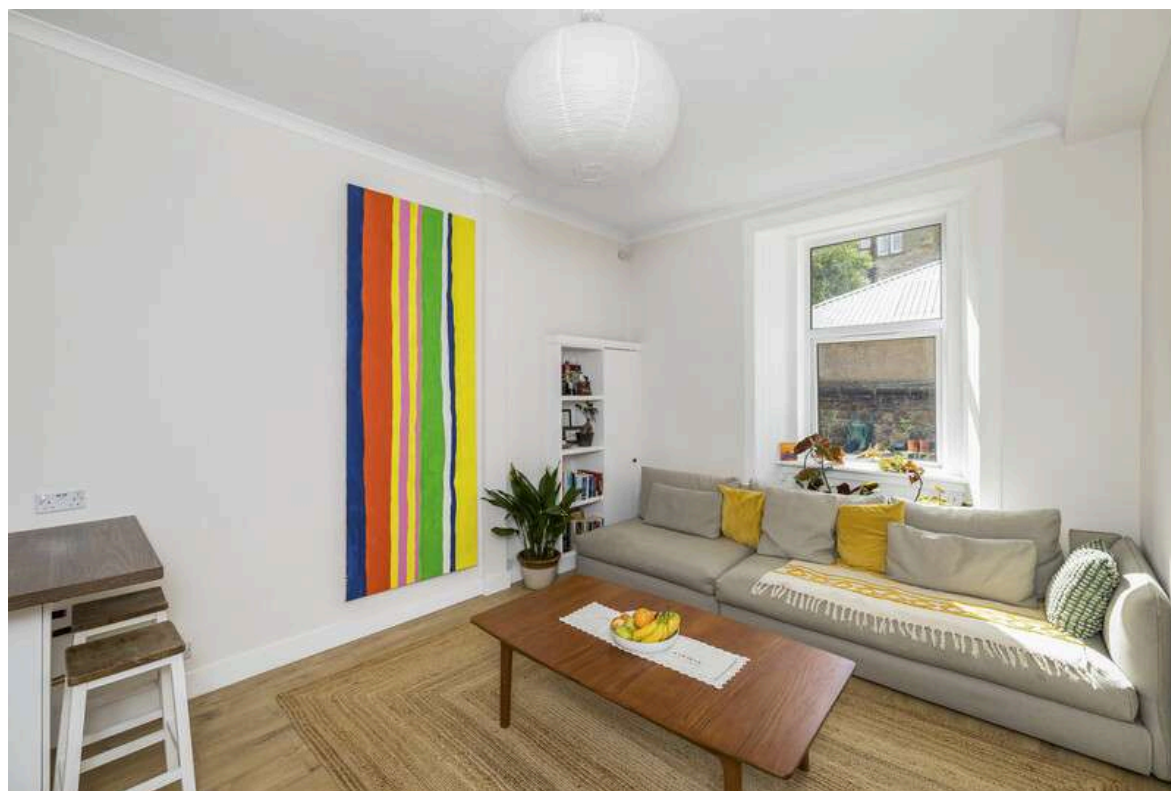




6/4 Hermand Street
SLATEFORD | EDINBURGH | EH11 1QT


warners
solicitors & estate agents



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Beautifully presented, this ground-floor flat is located at the rear of a traditional tenement building in the highly sought-after residential area of Slateford, just west of Edinburgh's city centre. Impeccably maintained and tastefully decorated, this stunning apartment is in true move-in condition.

The property offers generous living space filled with natural light, creating a bright and welcoming atmosphere. The main living area is an open-plan kitchen/living room, featuring modern fittings and ample room for entertaining. The principal bedroom is spacious and comfortable, while the separate box room provides versatile space that can be used as a sleeping area, home office, study, or gym, adding to the property's flexibility. A contemporary bathroom completes the internal accommodation.

Residents will also enjoy access to a large communal rear garden, and the flat is perfectly positioned for excellent public transport links. Nearby amenities include Harrison Park Gardens, Meggetland Sports Complex, and Chesser Retail Park. This apartment is ideal for first-time buyers and also presents a fantastic investment opportunity. Early viewing is highly recommended to avoid missing out on this exceptional property.

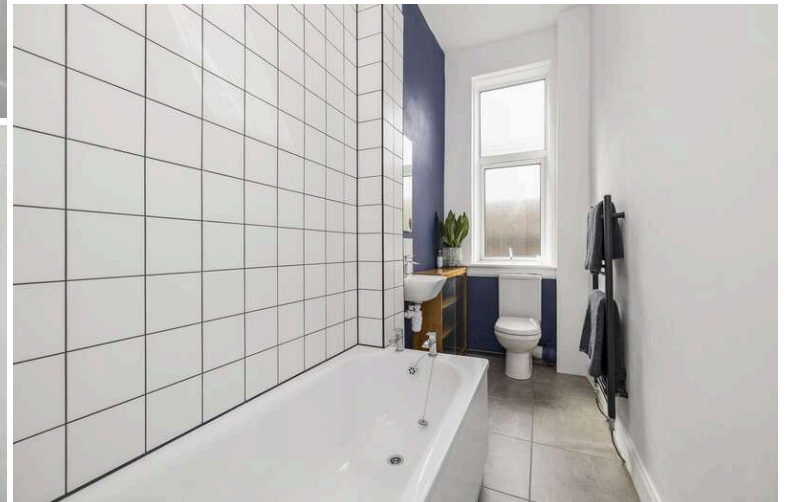
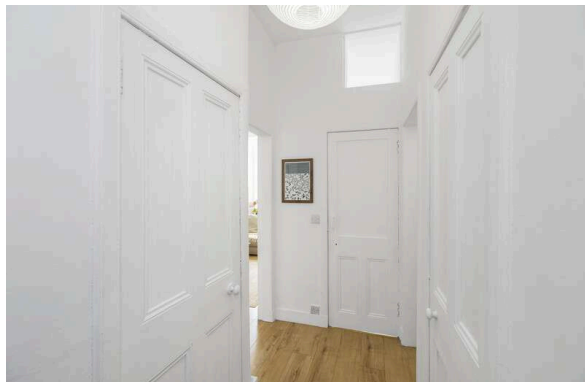
- Move-in ready with modern fittings and high-quality decor.
- Spacious and bright open-plan kitchen/living area.
- Large bedroom with a versatile box room for sleeping area, office, study, or gym use.
- Contemporary bathroom with stylish finishes.
- Access to a large communal garden at the rear of the building.
- Excellent location with great public transport links and local amenities.

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



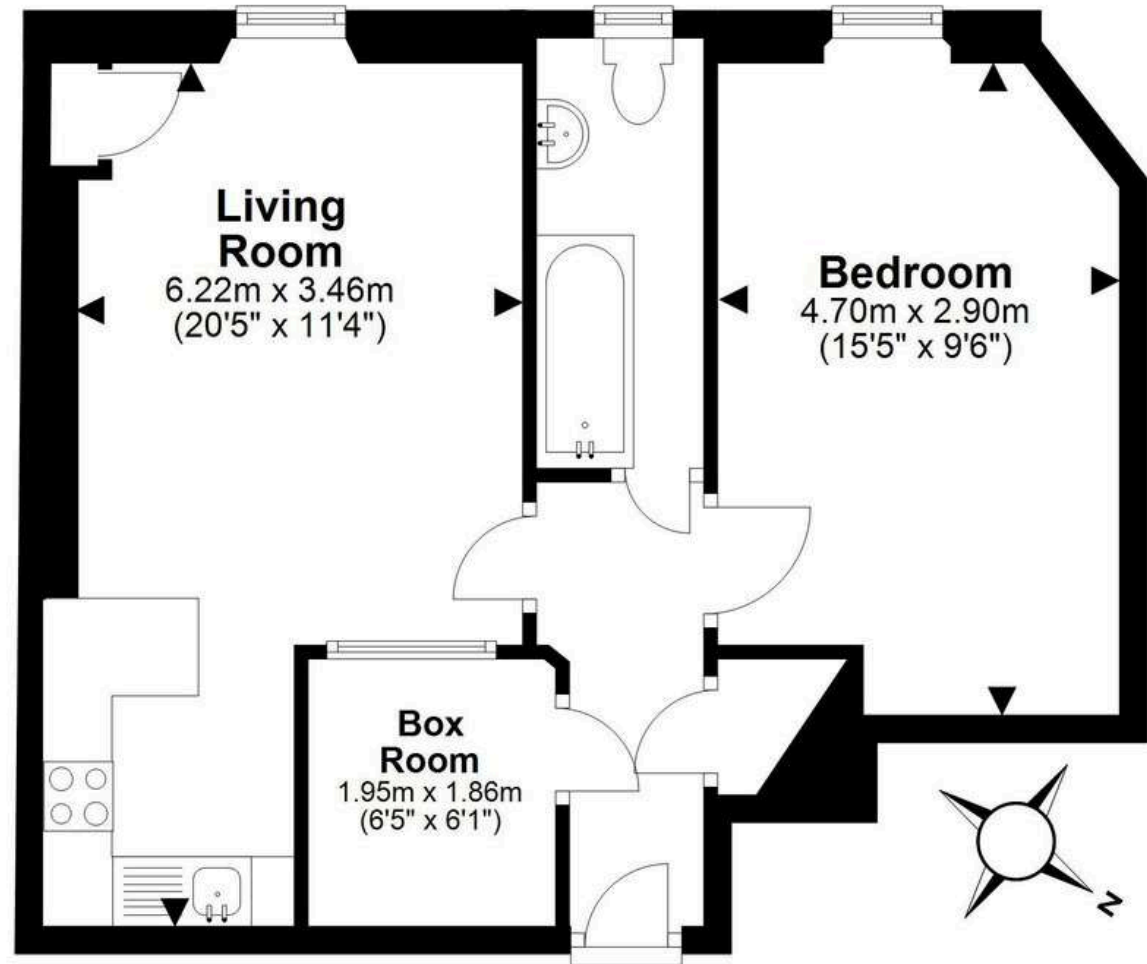
Slateford is a suburb of Edinburgh which lies west of the City Centre. There are good everyday amenities available locally including banks and small convenience stores as well as a large Asda supermarket at Newmart Road and a Marks and Spencer Foodhall and other outlets at Edinburgh West Retail Park 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.

EPC C, council tax B, there are no factoring costs associated with this property. Extras included in this sale are all the white goods (fridge and washing machine included)





Bathroom
3.42m x 1.32m
(11'3" x 4'4")



Total area: approx. 49 sq. metres

For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.