



15/10 Hermand Crescent
SLATEFORD | EDINBURGH | EH11 1LP


warners
solicitors & estate agents



15/10 Hermand Crescent, Slateford

SLATEFORD | EDINBURGH | EH11 1LP

Stunning second floor apartment in true walk-in condition, forming part of a C-Listed conversion of a printworks, superbly tucked away in a peaceful cul-de-sac whilst being close to fabulous local amenities and road/rail links in and out of the City Centre.

Viewing is highly recommended to appreciate the great feeling of light and space within this lovely home, which has been beautifully finished off with high spec fittings and benefits from all modern comforts. More than ample free floor space is provided within the public room for relaxation, entertaining and cooking. The kitchen offers a good range of sleek cream gloss units, lots of worktop space, a breakfast bar and a full range of integral appliances including a wine cooler. Both bedrooms are double in size and have built-in wardrobe storage. Modern white suites, full wall tiling and mixer showers with drench heads are in place in the bathroom and en-suite, with the bathroom also featuring a jet spray system fitted to the bath.

Communal outdoor space includes a chipped seating area and residents' car park where two permits are provided for use by the owner of this flat.

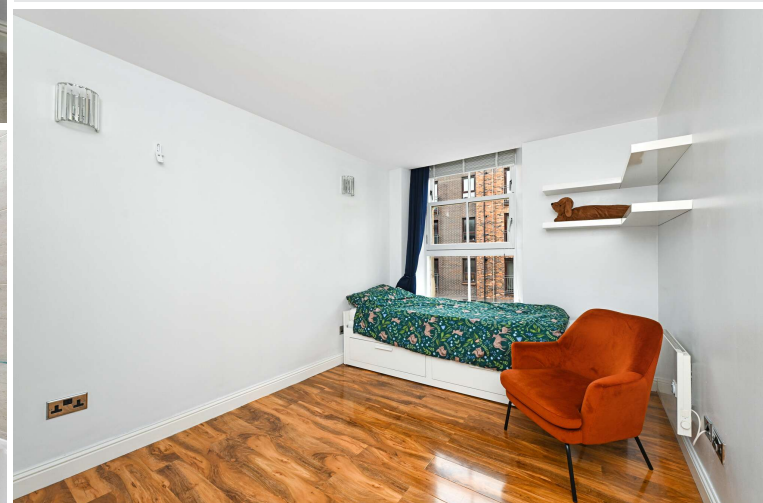
- Fashionable open plan living/dining/fully equipped kitchen
- Principal double bedroom with built-in wardrobes and
- Fully tiled en-suite shower-room
- Double bedroom 2 benefiting from built-in wardrobe space
- Bathroom featuring jet spray bath and full height tiling
- Entrance hallway
- Handy utility cupboard
- Double glazing
- Electric heating
- Security entryphone system
- Two parking permits for use within cul-de-sac
- Factored development
- Access to residents bike shed in car park

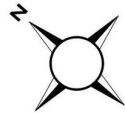
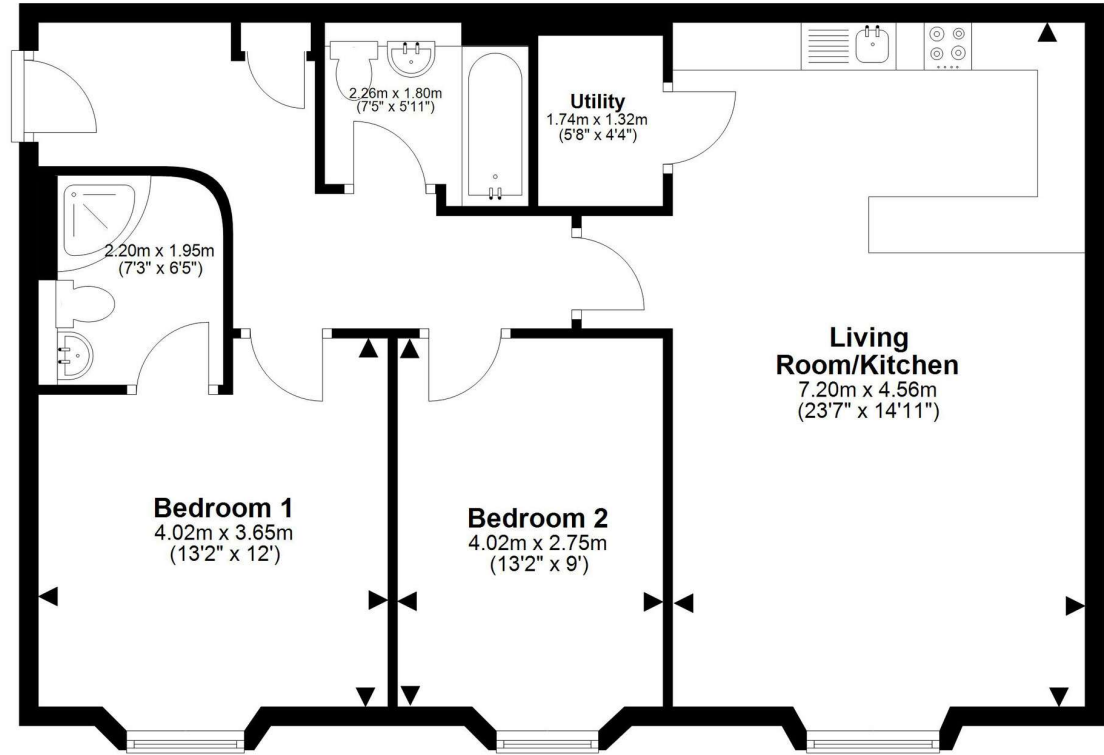
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Slateford is a popular 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 Newmarket 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.

Energy rating D, Council tax band E, Factor is managed by Lowthers and costs around £150 per quarter and covers building insurance, general maintenance, stairs cleaning, etc. Extras included in this sale are light fittings, wall-mounted TV bracket, oven, microwave, dishwasher, fridge freezer and wine cooler, washing machine and venetian blinds. TV can be included by separate negotiation.





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