



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**14/19 Hermand Street**

Slateford, Edinburgh EH11 1LR

# 14/19 Hermand Street

Tucked away at the end of Hermand Street in popular Slateford. This stylish one bedroom, fourth floor apartment offers the perfect blend of convenience and tranquility, Located just west of the city centre, only a ten minute journey or west to the Gyle business park and Edinburgh International Airport. The lovely Harrison Park and Union canal are just a 10 minute stroll.

Access is via a secure entry system, with lift/stair access to the fourth floor. Upon entering, you are greeted by a welcoming hallway that leads you into a spacious living and dining room. Light floods in from a trio of full height windows, where chic white walls and warm wood style flooring, create an inviting atmosphere ideal for relaxation or entertaining guests. Next door is a well-appointed kitchen featuring a built-in gas hob, electric oven, and S/S chimney hood, alongside ample hidden storage and fully integrated appliances. Enjoying a west facing aspect the double bedroom, boasts a wall to wall built-in wardrobes. The stylish design continues in the three-piece bathroom, complete with over-bath shower.

## Property Summary

- Nestled at the end of Hermand Street, in popular Slateford
  - Spacious living room
  - Well-appointed kitchen
  - Double bedroom, both with wall to wall built-in wardrobes
  - Three-piece bathroom
  - Gas central heating & double glazing
  - Residents parking area to rear - private permit
  - Communal garden & Lift/stair access
- EPC Rating - B | Council Tax Band - C

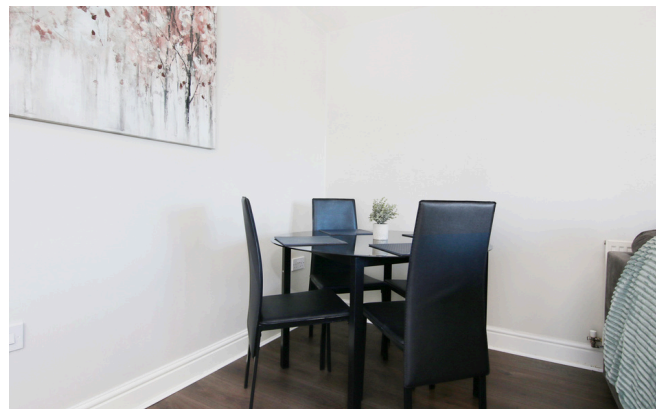


Home Report Value - £225,000





Stylish  
one bedroom  
apartment,  
in popular  
Slateford



BEDROOM VIEW



Externally, there is resident parking to the rear with private permits.

Development is factored by Lowther, with an approximate fee of £190 every quarter, this covers maintenance of the communal areas and blocks building insurance.

Extras: fitted floors, light fittings, blinds, and all integrated kitchen appliances, to be included in the sale.

Let us help you find your next  
**dream property!**



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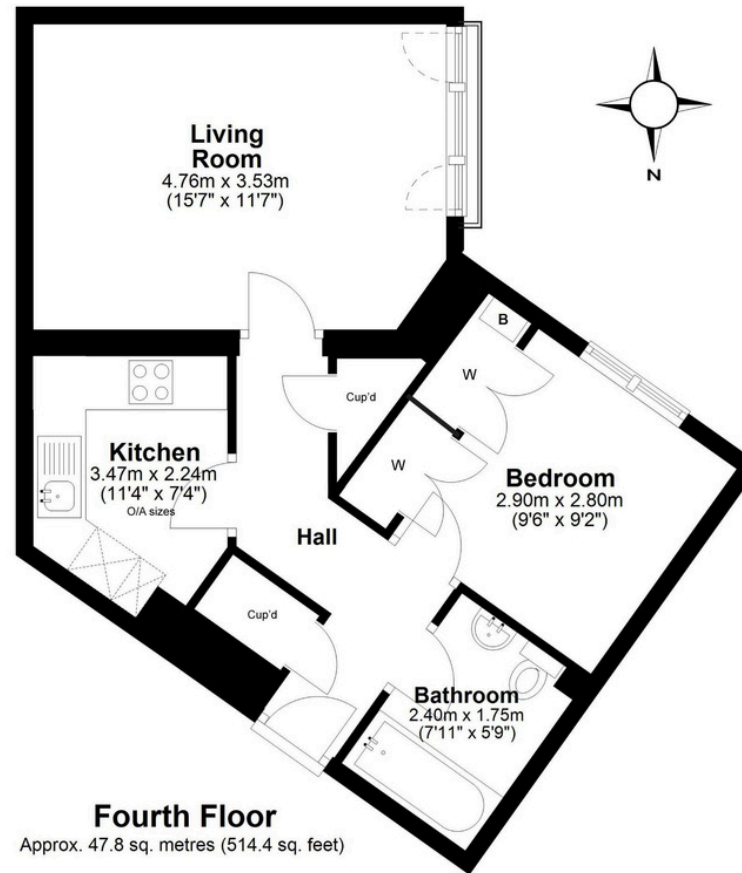
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**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



HARRISON PARK

## Location

Slateford lies approximately 3 miles west of the city centre. It is a very popular residential area with excellent local amenities, along with an Asda and Marks & Spencers food hall at Chesser. Situated close to a number of public parks, canal side walks and the cycle path network. Leisure amenities include ten pin bowling and gym at nearby Chesser and Fountain Park, the latter also offers a Cineworld with Imax screen and a variety of bars and restaurants.

The attractions of the city centre are easily accessible with regular bus services taking you into the city in 15 minutes. Slateford has it's own train station stop, with Haymarket a bus ride away. Motorist can find easy access to the city bypass via the nearby A71, in turn linking to the wider motorway network, the M8/M9, Edinburgh International Airport and Forth Bridge for routes north.