



COULTERS[®]

14/9 HERMAND STREET

SLATEFORD, EDINBURGH, EH11 1LR

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Set within a well-established modern development, this stylishly presented second-floor flat offers a bright and beautifully finished home, with a distinctive open-plan living space and two well-proportioned bedrooms. Thoughtfully styled throughout, the property combines contemporary interiors with an abundance of natural light, creating a comfortable and appealing city home.

The open-plan sitting/dining room is a particular highlight, with a striking curved wall of windows drawing in an abundance of natural light and creating a distinctive architectural feature. There is excellent space for both comfortable seating and dining, while the attractive timber flooring and carefully chosen décor add warmth and character to the room.

The kitchen is well fitted with a good range of wall and base-mounted cabinetry, complemented by marble-effect worktops and a useful range of appliances. A large window overlooking greenery brings plenty of natural light into the room, while the practical layout makes excellent use of the available space.

KEY FEATURES



Stylishly presented second floor flat.



Well maintained shared rear garden.



Gas central heating and double glazing.



EPC Rating - B



Two double bedrooms, one with an en-suite.



Two allocated parking spaces within residents car park.



Within walking distance of fantastic amenities and transport links.



Council Tax Band - D



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There are two well-proportioned double bedrooms. The principal bedroom benefits from a useful built-in wardrobe and stylish en-suite shower room, while the second bedroom is currently arranged as a home office, demonstrating its flexibility. A beautifully finished main bathroom completes the accommodation, with contemporary tiling, bath with shower over, WC and wash hand basin.

The property further benefits from a welcoming entrance hall with useful storage, lift access while the development provides well-maintained communal grounds and residents' parking.





THE LOCAL AREA

Situated to the south-west of Edinburgh's city centre between Slateford and Shandon, this popular residential area features excellent local amenities including coffee shops, takeaways, delicatessens and convenience stores. Asda at Chesser is within a 20-minute walk and slightly further away is the Edinburgh West Retail Park which contains an M&S Foodhall and Aldi. The area boasts a wide variety of recreational facilities including Harrison Park, Saughton Park, the Union Canal, and is a short walk to Bruntsfield which hosts a variety of amenities, including popular restaurants, cafes and retail outlets.

Regular bus services run along Slateford Road towards the city centre and Haymarket can be reached on foot in around half an hour. Slateford Train Station is within a 20-minute walk, linking services to Waverley and Glasgow Queen Street.



EXTRAS

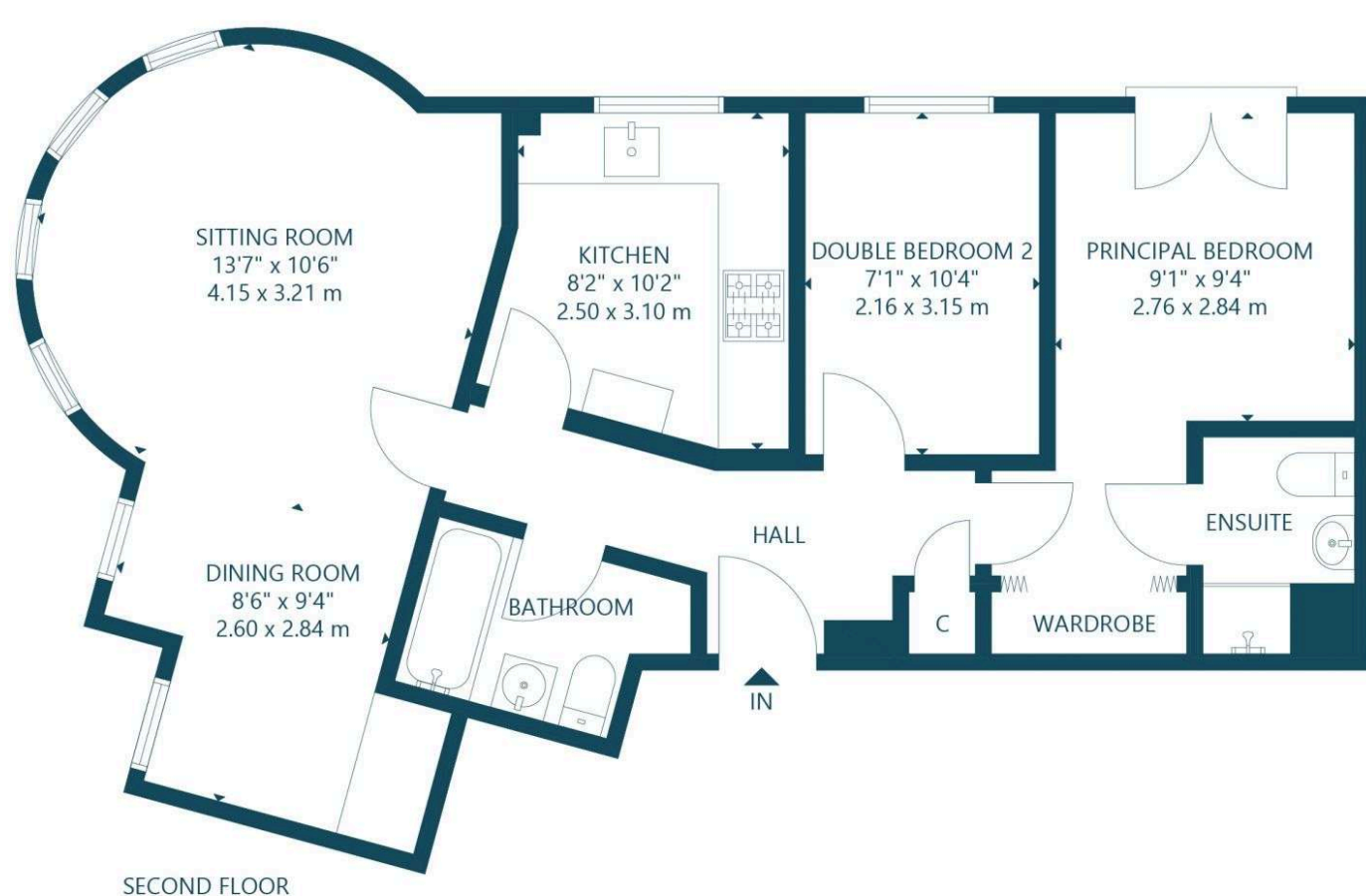
All light fittings, blinds, curtains, fitted flooring and white goods are included in the sale price.

The factor for the development is Lowther Homes and costs are approximately £60 a month.



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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 696 SQ FT / 65 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.