



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

# 12/9 Hermand Crescent

Slateford, Edinburgh, EH11 1LP



Welcome to an exceptional two-bedroom duplex apartment which resides on the third and fourth floors of a handsome traditional building. This stylish city home has beautiful modern interiors, incorporating a blank canvas of décor and high standards throughout. It further boasts an open-plan living room and modern kitchen with feature glazing that frames inspiring elevated views over Edinburgh's iconic skyline. It also has a private roof terrace, a quality en-suite and family bathroom, and generous storage. Private resident's parking completes the package, making this a highly desirable home that will have huge appeal amongst professionals, couples, first-time buyers, and small families alike.

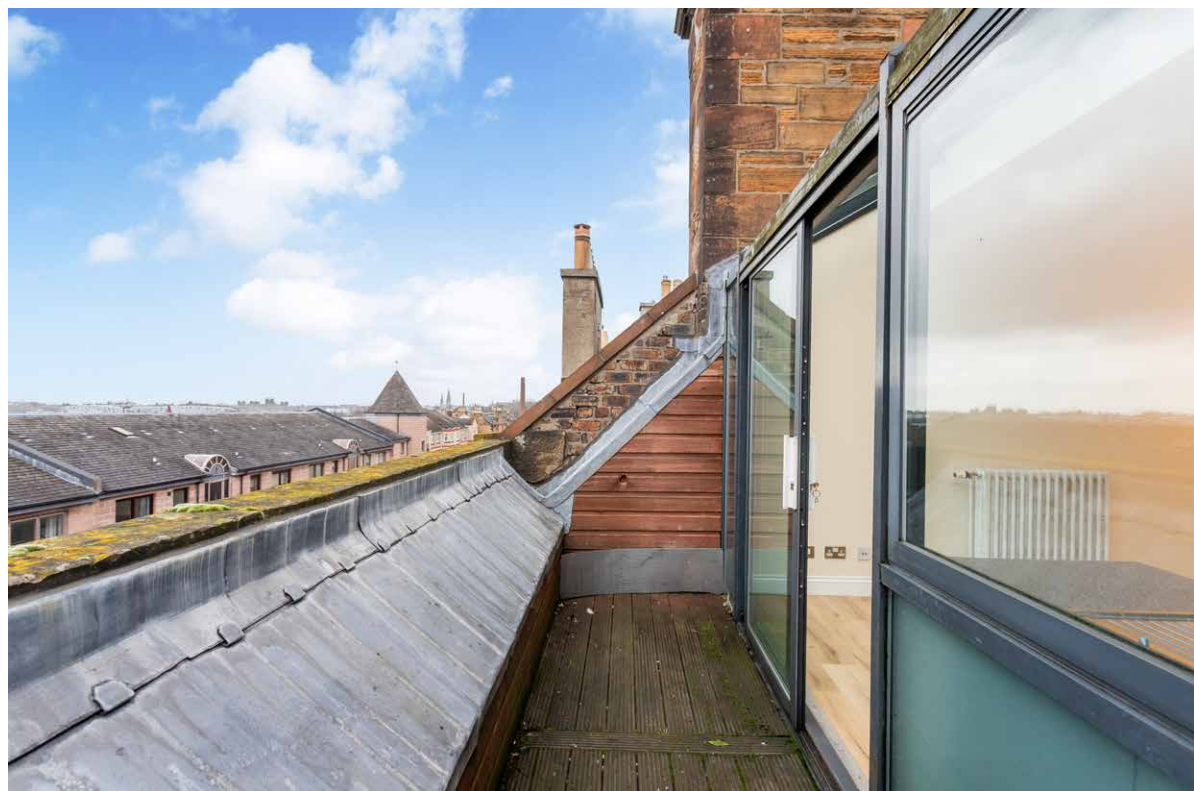
Extras: all fitted floor coverings, light fittings, integrated kitchen appliances (oven, electric hob, fridge/freezer, and dishwasher), and an undercounter washing machine to be included in the sale.

Factor: the development is factored by Lowther for the approximate fee of £60 a month.

Please note, some images have been virtually staged for illustration purposes.

## Property Summary

- A stylish duplex apartment in true move-in condition
- On the third and fourth floors of a traditional building
- Popular location in sought-after Slateford
- Neutral interiors and modern finishings throughout
- Secure video-phone entry system and shared stairwell
- Welcoming hall with storage and spiral staircase
- Open-plan kitchen/living room with feature windows
- Private roof terrace with far-reaching rooftop views
- Principal suite with storage and en-suite shower room
- Second double bedroom with built-in wardrobe
- Modern family bathroom with an overhead shower
- Large store with potential for creative use
- Communal garden and private residents' parking
- Electric heating and double-glazed windows
- EPC Rating - C | Council Tax Band - E
- Home Report Value - £240,000









Open-plan kitchen/living  
room with feature windows

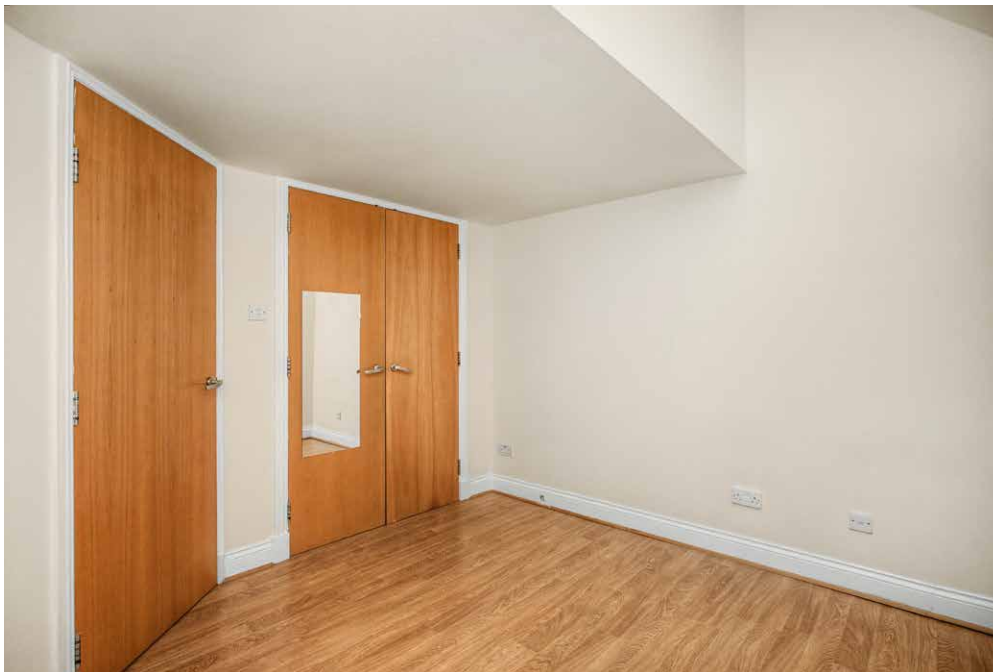




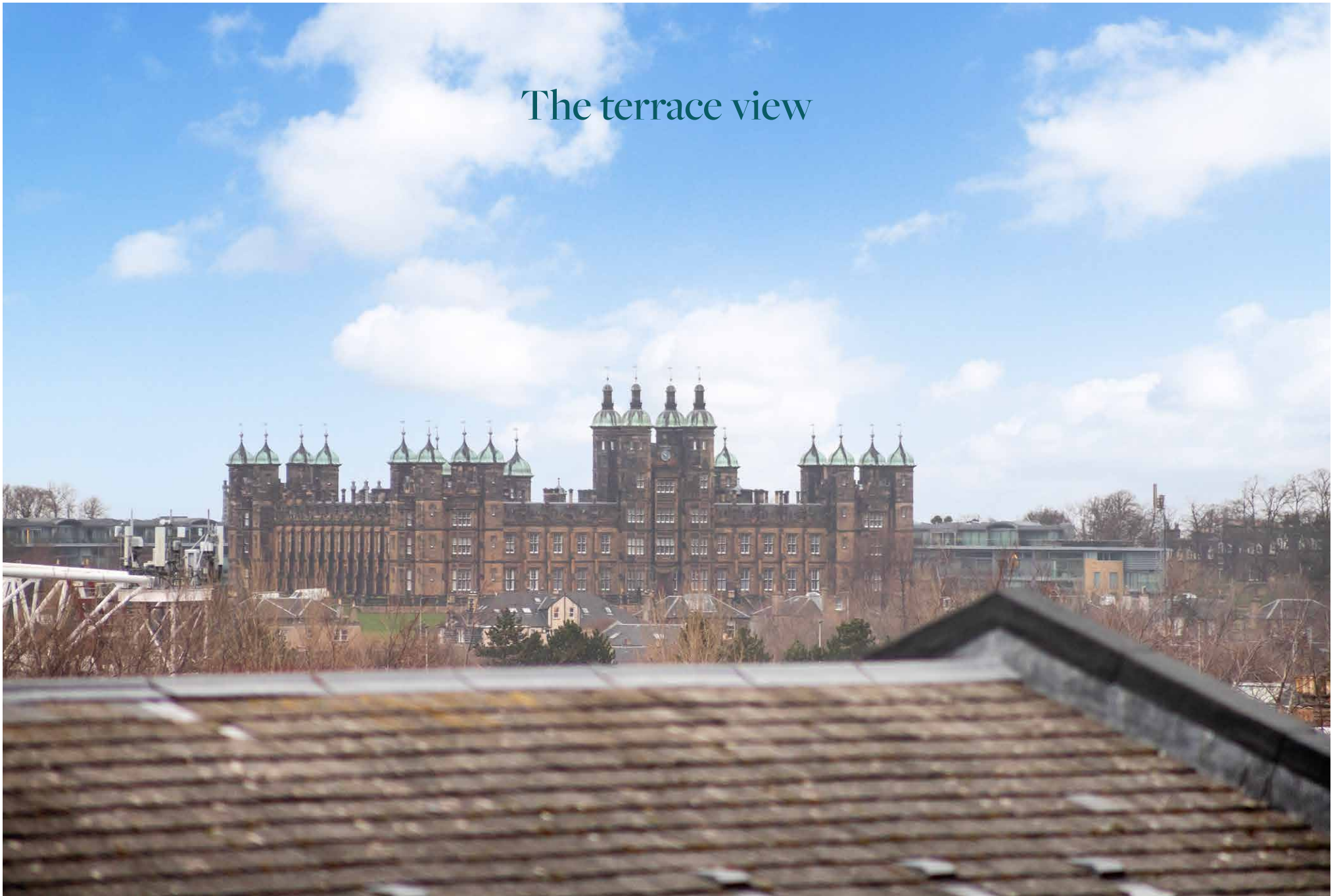




Second double bedroom  
with built-in wardrobe  
and a modern family  
bathroom with an  
overhead shower



## The terrace view



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**dream property!**



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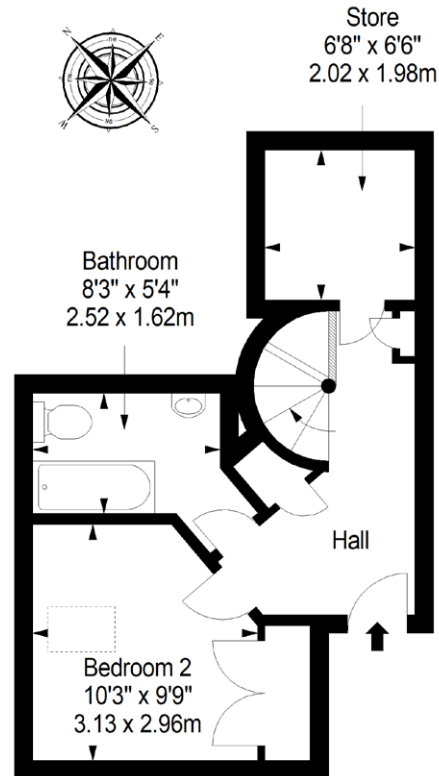
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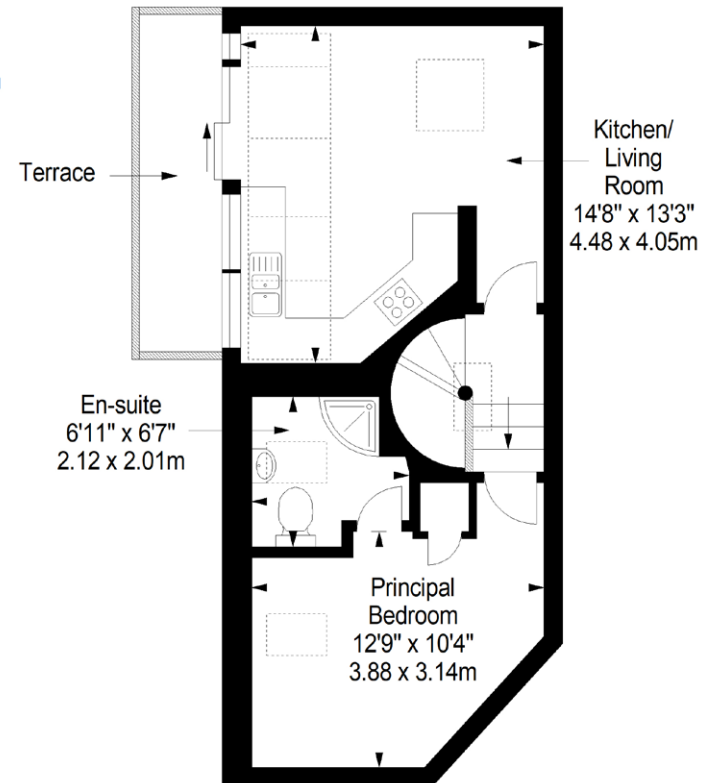
**DISCLAIMER**

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.

**Third Floor**  
Approx. 28.6 sq. metres (307.8 sq. feet)



**Fourth Floor**  
Approx. 37.9 sq. metres (408.0 sq. feet)



Total area: approx. 66.5 sq. metres (715.8 sq. feet)