



FOR SALE
REMAX
PROPERTY



REMAX
Property

16/8 Hermand Crescent, Edinburgh

Offers Over £244,000



Derrick Mooney & REMAX Property welcomes you to this contemporary two bedroom flat, perfectly positioned in a highly sought after location. Step inside to discover a spacious, modern lounge that's flooded with natural light and features a stylish Juliet balcony. The kitchen is fitted with everything you need for easy, everyday living, and the recently fitted boiler means you'll stay comfortable all year round. The primary bedroom comes with its own en-suite, offering privacy and convenience, while the second bedroom is ideal for guests, a home office, or a growing family. The main bathroom is sleek and well maintained. Neutral décor throughout gives you a blank canvas to add your own style. With local amenities, shops, and transport links just a short stroll away, this flat is perfect for first time buyers, professionals, or anyone looking for a low maintenance home.

Slateford is an attractive residential area located to the southwest of the city centre, just a short drive from the bypass leading to the airport and the central belt motorway network. The city centre is easily accessible by regular public transport services, including buses running past the bottom of the road, trams, and trains, all available nearby at Haymarket. Shopping facilities in the area include the Edinburgh West Retail Park, 24-hour ASDA, Lidl, M&S food hall, Aldi and a Sainsbury's superstore at Inglis Green, with additional access to Murrayfield Sainsbury's. Recreational facilities abound, including Nuffield and Pure Gym, Fountain Park, the Corn Exchange Village, and Murrayfield Stadium, all within walking distance and offering various fitness options.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Slateford is an attractive residential area located to the southwest of the city centre, just a short drive from the bypass leading to the airport and the central belt motorway network. The city centre is easily accessible by regular public transport services, including buses running past the bottom of the road, trams, and trains, all available nearby at Haymarket. Shopping facilities in the area include the Edinburgh West Retail Park, 24-hour ASDA, Lidl, M&S food hall, Aldi and a Sainsbury's superstore at Inglis Green, with additional access to Murrayfield Sainsbury's. Recreational facilities abound, including Nuffield and Pure Gym, Fountain Park, the Corn Exchange Village,

Lounge/Diner

18' 2" x 11' 3" (5.53m x 3.42m)

A bright and spacious lounge/diner offering a fresh and contemporary feel, with crisp white-painted walls and attractive laminate flooring. The room benefits from a large Juliet balcony, allowing an abundance of natural light to flood the space.

Kitchen

11' 0" x 6' 2" (3.36m x 1.89m)

A stylish and well-appointed kitchen featuring attractive tiled flooring and an excellent range of wall and base units, providing ample storage and workspace. The kitchen is fitted with a five-ring gas hob, electric oven and chimney-style extractor fan, complemented by recessed spotlights for a bright and practical finish.

Bathroom

10' 11" x 9' 2" (3.32m x 2.80m)

A contemporary sleek and stylish fully tiled bathroom featuring stylish wall and floor tiling, a modern white basin and bath, complemented by an overhead shower.

Primary Bedroom

10' 11" x 9' 2" (3.34m x 2.79m)

Excellent sized Primary Double Bedroom with ceiling mounted light, white painted walls, large window overlooking front, built-in wardrobe spaces, radiator and carpet flooring.

En-Suite

5' 9" x 4' 11" (1.74m x 1.51m)

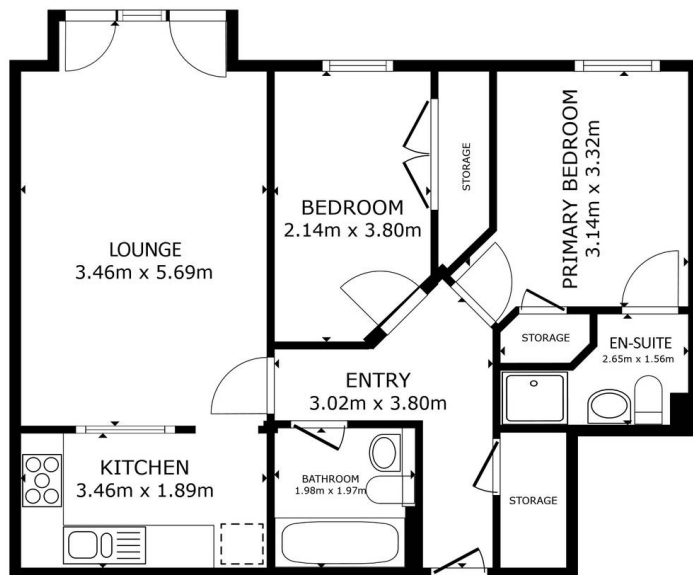
A fully tiled contemporary en-suite comprising of a spacious shower enclosure with mains shower, a low-level WC, and a wash hand basin

Bedroom

12' 2" x 7' 0" (3.72m x 2.14m)

A bright and versatile bedroom or home office featuring carpet flooring, freshly painted white walls and a useful double internal cupboard providing excellent storage. A front-facing window allows plenty of natural light into the room, creating a light and welcoming space.





FLOOR PLAN



REMAX Property

Remax Property, Remax House – EH54 6TS

01506
418555

• livingston@remax-
scotland.homes



• [www.remax-scotland.homes/estate-
agents/livingston](http://www.remax-scotland.homes/estate-agents/livingston)

Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.