



23/1A Hermand Crescent
SLATEFORD | EDINBURGH | EH11 1RB

warners
solicitors & estate agents



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Bright and spacious two-bedroom ground floor flat located in popular Slateford boasting excellent local amenities and commuter links. This unique property allows for an abundance of natural light throughout and will make an ideal home for a professional person/couple or as a premium investment property. A hallway welcomes you to the property and gives access to all living space. The modern open plan living space allows for various configurations of furniture and is fitted with a range of floor and wall units, central island and a range of appliances including an ideal space for an American style fridge. The living and kitchen areas provide extensive space for varying configurations of furniture and there is a handy utility cupboard off. There are two generous double bedrooms both with built-in wardrobes with sliding mirror doors, and a contemporary bathroom with mains shower over bath completes the internal accommodation. Externally, entry into the communal building is gained via a secure entry system and ample private residential parking is provided for residents within the development.

- Unique and spacious ground floor apartment allowing for an abundance of natural light
- Well appointed open plan living space
- Two double bedrooms with fitted wardrobes
- Contemporary bathroom with mains shower over bath
- Electric central heating and Double glazing
- Security entry
- Residents' private permit parking

Council Tax Band: C Energy Rating: E

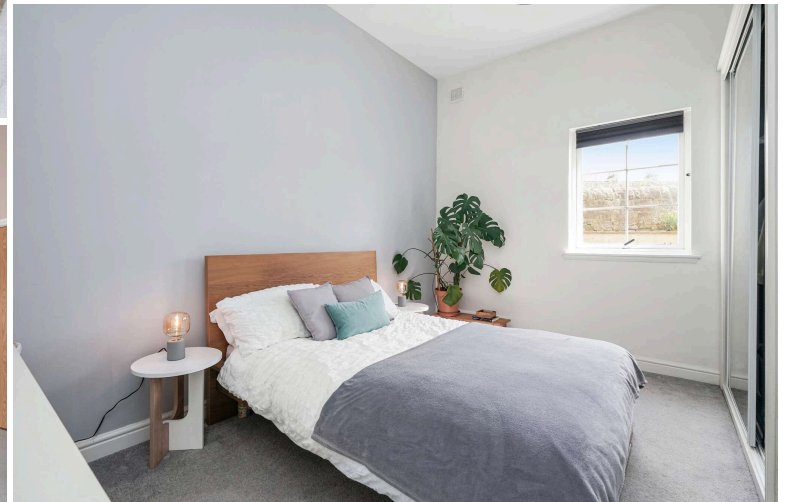
Factoring fees are payable to Taylor & Martin at approximately £80 per quarter.

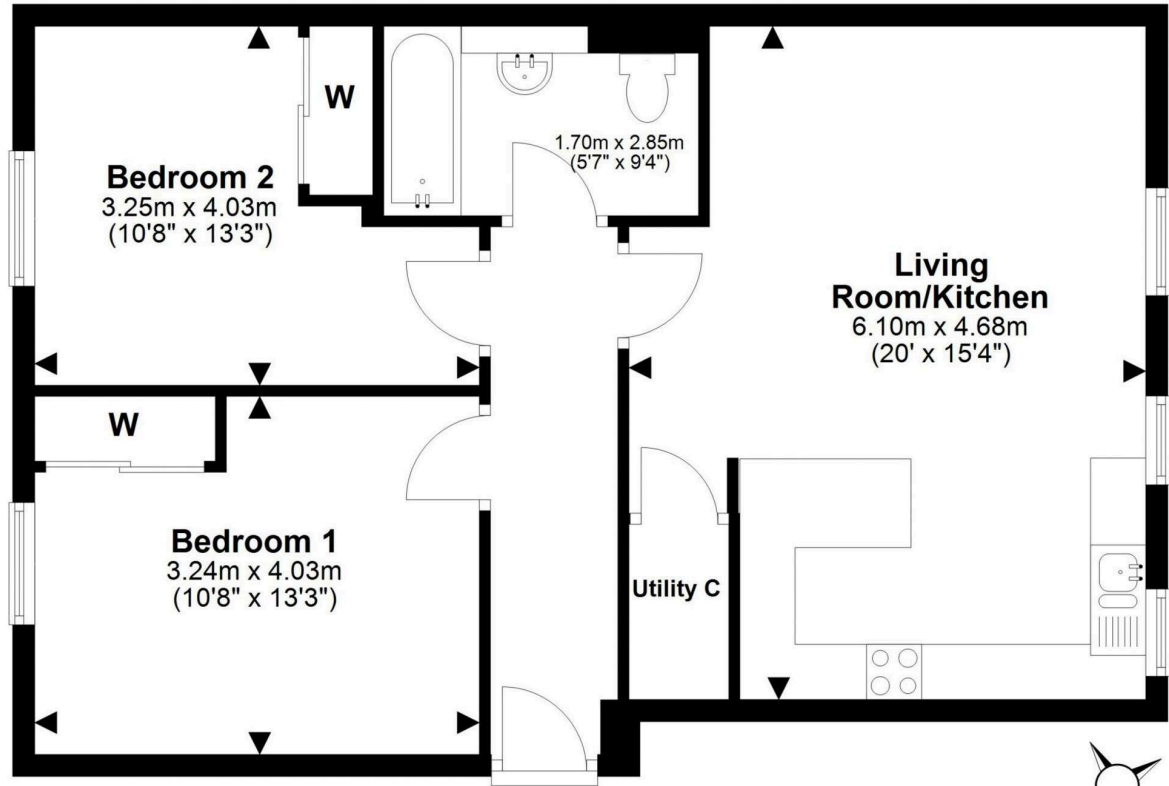
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fittings, fixtures, fridge/freezer, washing machine, TV bracket, blinds and wine cooler are included in the sale of the property. Sofa in the living room can be included through separate negotiation.

Slateford is a 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 Newmart 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.





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.