

**14/5 Hermand Crescent
Edinburgh EH111LP**

Fixed Price £200,000

- Large living/kitchen/dining room
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances
- Double bedroom with fitted wardrobes
- Bathroom fitted with three-piece suite and mains shower over bath
- Electric heating and double glazing throughout
- Residents parking

Council Tax Band: D

Tenure: Freehold

Annual Service Charge: £600



Flat

Blair Cadell are delighted to present this superb one-bedroom flat located in the ever-popular area of Shandon. Offering generous living space and excellent transport links to the city centre, the property is ideal for first-time buyers and investors alike.

The accommodation comprises a bright and spacious open-plan living, kitchen, and dining area-an ideal setting for relaxing or entertaining friends and family. The kitchen features a range of wall and floor units, a gas hob, electric oven, and integrated appliances, all of which are included in the sale.

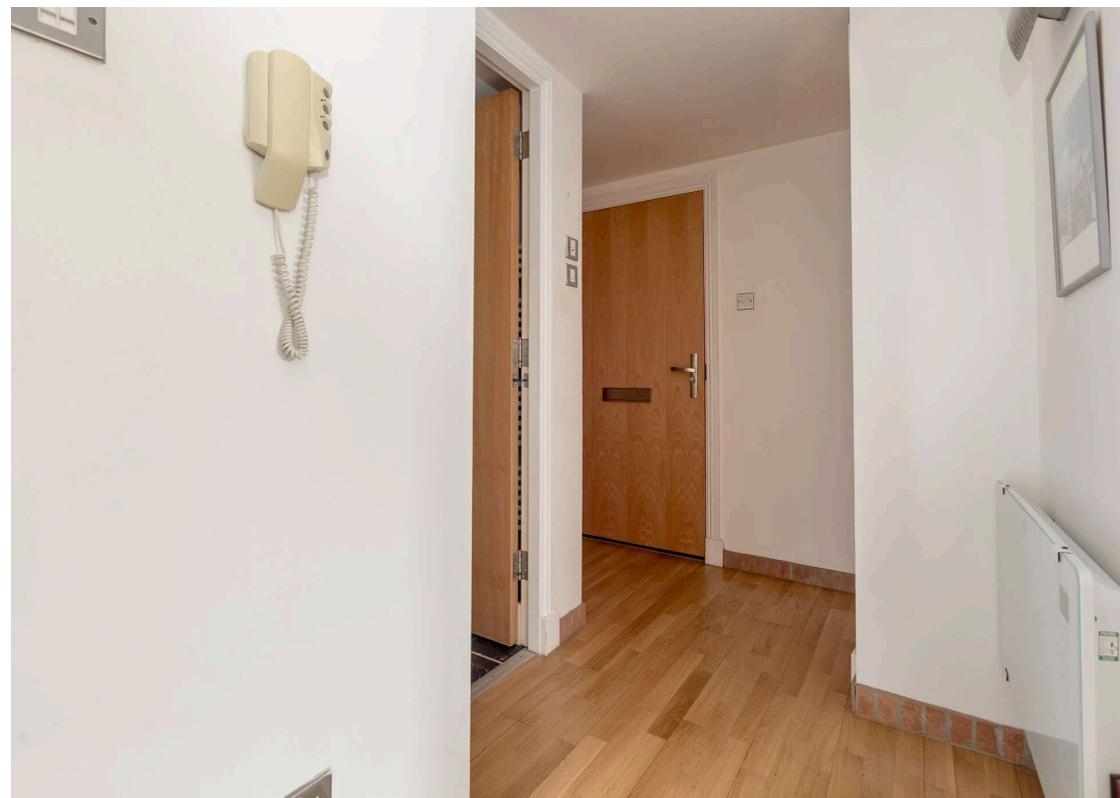
The property offers a large double bedroom with built-in wardrobes, providing ample and practical storage. A modern bathroom completes the accommodation, fitted with a three-piece suite and a mains-powered shower over the bath. Further benefits include electric heating, double glazing throughout, residents' parking, and access to a shared bike shed.

Please Note: No warranties given for systems, the property is Factored by Lowther Homes with a monthly fee of £50 per month which covers building insurance and maintenance for the communal areas

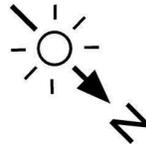
Shandon is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by a frequent bus service that runs close by. The bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network. The area is served by both public and private schools that include the popular Craiglockhart Primary and George Watsons College. Shopping can be found at the Edinburgh West Retail Park, a 24 Hr ASDA, Sainsbury's superstore plus Lidl and Aldi stores. The area boasts a wide variety of recreational facilities that include Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre and Fountain Park Leisure Complex which has a range of restaurants, cinema and a Nuffield health centre as well.

Viewing by appointment on 0131 337 1800





Hermand Crescent, EH11 1LP

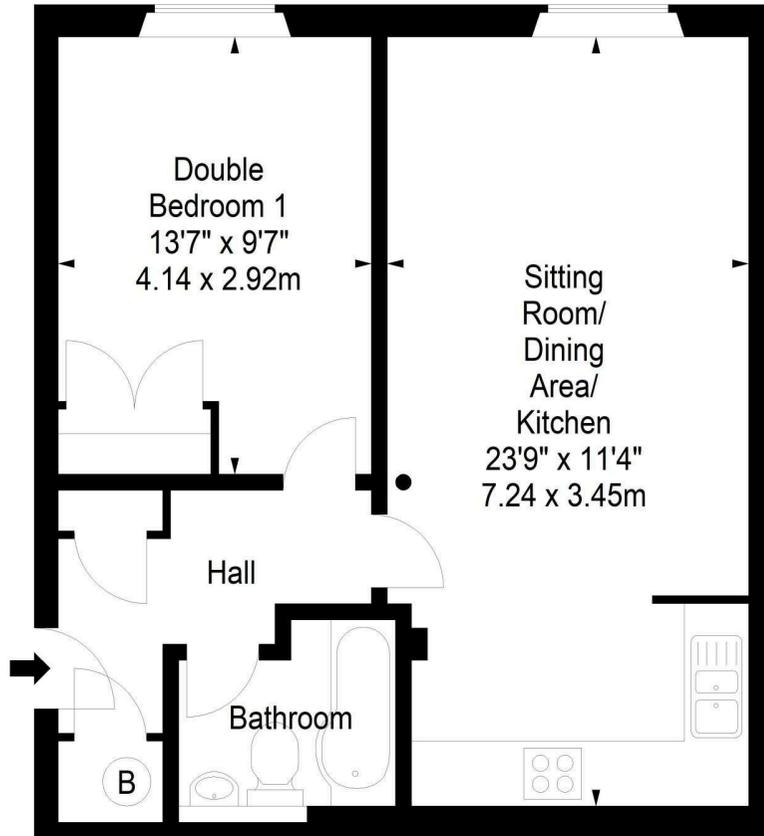


Approx. Gross Internal Area

515 Sq Ft - 47.84 Sq M

For identification only. Not to scale.

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First Floor



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