



4/1 Hermand Terrace
Edinburgh
EH11 1QZ





Bright and spacious two bedroom first-floor flat, neutrally decorate throughout and offered to the market in move in condition.

Located within a peaceful residential area, yet with swift access to local amenities and the city centre the street is a quiet no through road and comprises traditional tenements built only on one side leading to a modern development at the south end. This property is in a well looked after block and has leafy aspects to the front. With generous living space, this property is perfect for first or second-time buyers and buy-to-let investors.

The accommodation comprises:

- Entrance hallway with storage cupboard
- Bay window living room with cornicing, ceiling rose and gas fire
- Box room/Study
- Large kitchen/diner fitted with a range of modern high gloss wall and floor units. Induction hob and oven, storage cupboard and space for freestanding appliances
- Two double bedrooms both with ample space for freestanding furniture
- Refitted Bathroom with three-piece suite, mains valve shower & heated towel rail
- Gas central heating & double glazing

External:

There is an enclosed and well-maintained communal garden to the rear of the building. Unrestricted on street parking is available in the immediate vicinity.







Slateford is a popular residential area located to the southwest of the city centre, just a ten-minute 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, 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. The area also boasts a variety of outdoor facilities, such as the Water of Leith Walkway, the Union Canal, and Harrison and Saughton Park & Gardens, all just a short walk away.

Energy Efficiency Rating: C

Council Tax Band: D





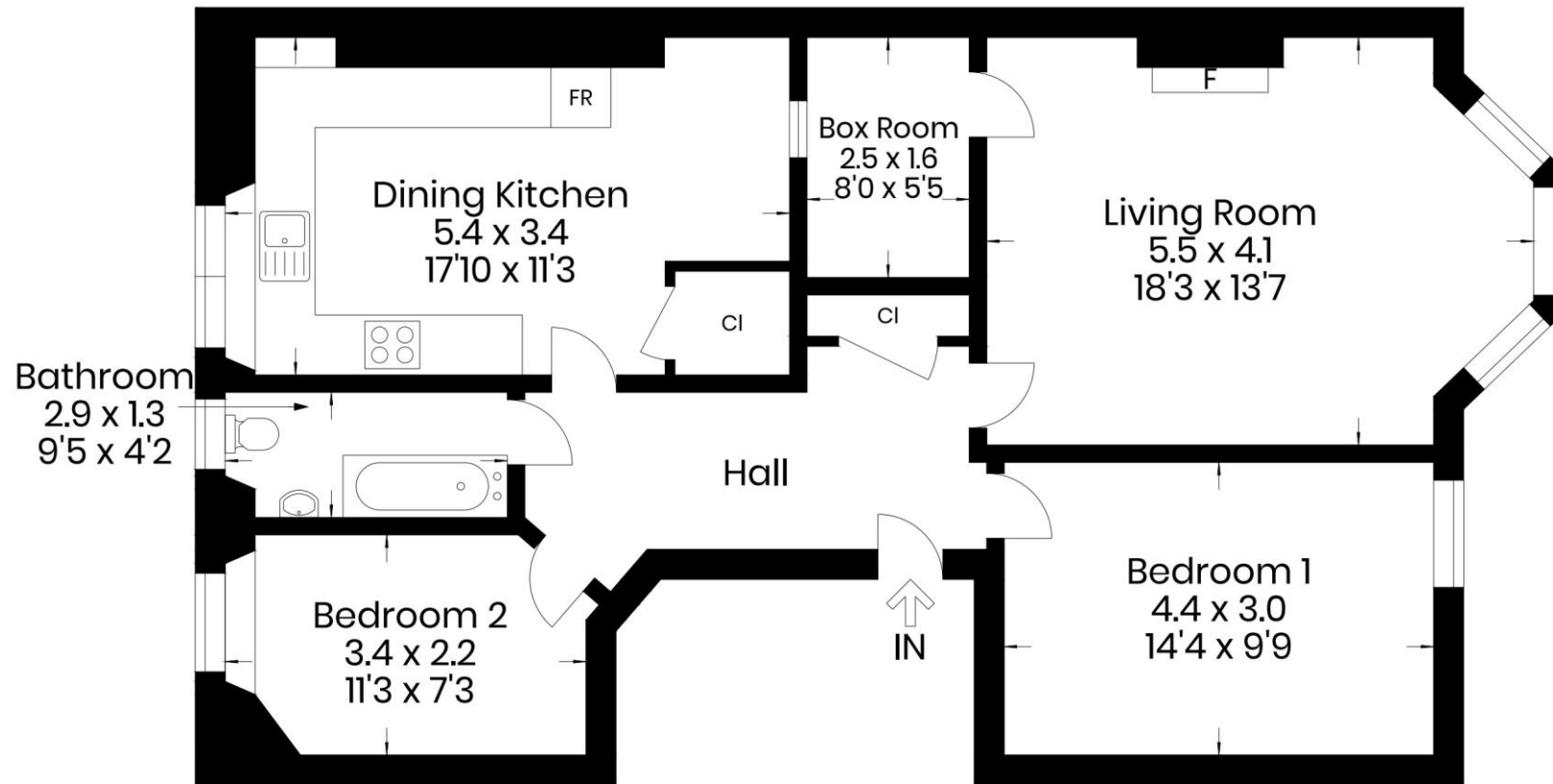












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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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