



13/8 Hermand Crescent
SLATEFORD | EDINBURGH | EH11 1LP


warners
solicitors & estate agents



13/8 Hermand Crescent

SLATEFORD | EDINBURGH | EH11 1LP

Nestled in a quiet cul-de-sac in the heart of Slateford, moments from excellent amenities, quick transport links and vast open green spaces is this spacious second floor apartment. Forming part of a historic printworks this bright dual aspect property was seamlessly converted to create stylish flats and benefits from double glazing, electric heating, manicured communal grounds and ample resident's parking and would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with two deep storage cupboards, a large open plan lounge/kitchen with an abundance of natural light from the four windows and generous dining and living space, a master bedroom with built-in wardrobe and elegant en-suite shower room, a second well-proportioned double bedroom with further built-in wardrobe and the flat is completed by an exquisite bathroom with shower over bath.

- Stylish second floor apartment.
- Manicured communal grounds.
- Resident's parking with two parking spaces.
- Welcoming hallway with ample storage.
- Bright open plan lounge/kitchen.
- Two large double bedrooms.
- Two bathrooms.
- Double glazing and electric heating.
- Recently installed new hot water tank with warranty.
- Access to residents bike shed.

Council Tax E, Energy Rating C.

Factor payable to Lowther, Wheatley House, 25 Cochrane Street, Glasgow, G1 1HL Approx. £719 per annum

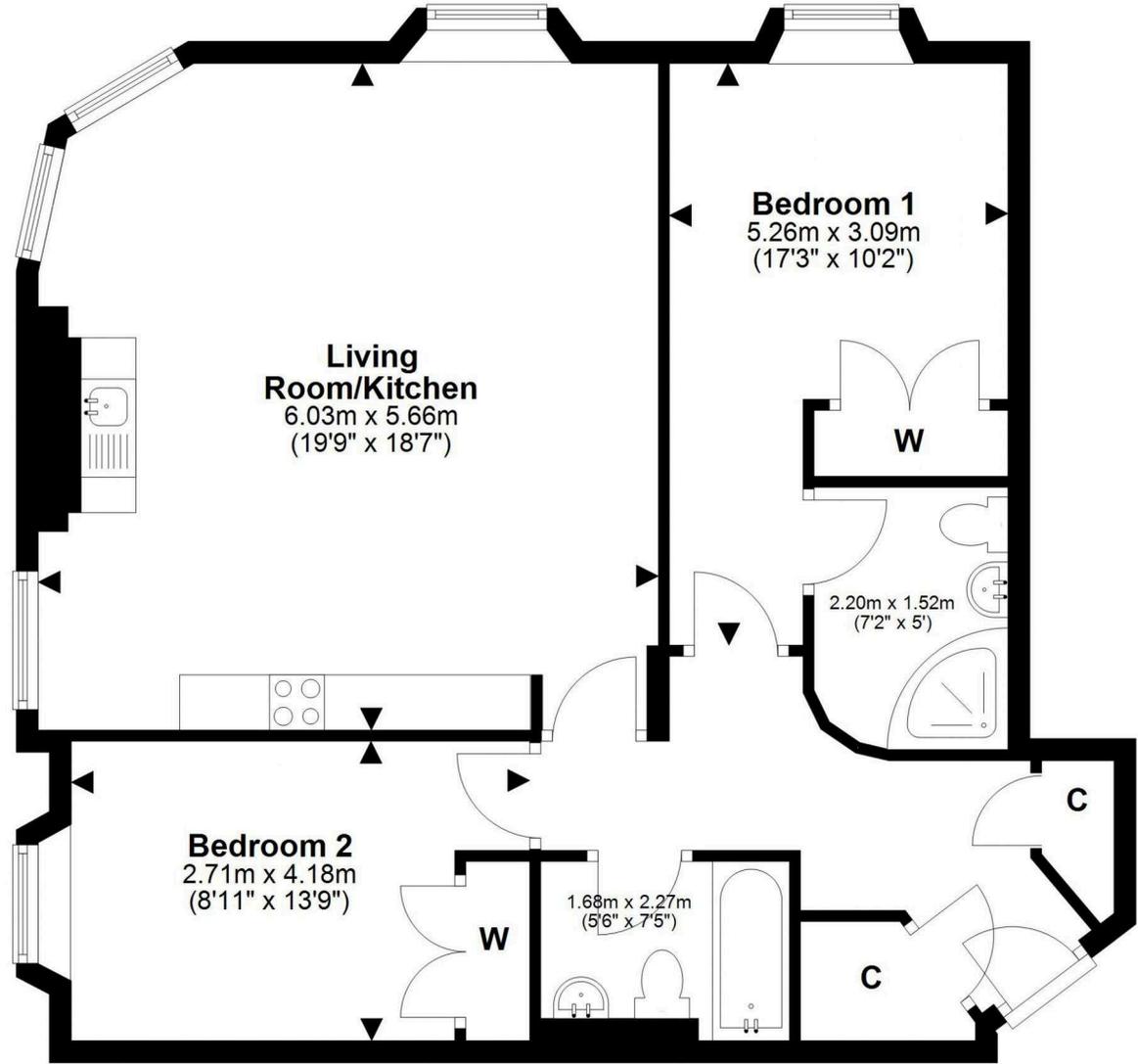
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures and fittings, integrated kitchen appliances including washing machine, dishwasher and fridge/freezer, and blinds will be included in the sale. Living room furniture available under separate negotiations.

Slateford is a sought-after suburb of Edinburgh which lies west of the City Centre. There are excellent everyday amenities available locally including banks and small convenience stores as well as a large Asda supermarket at Newmarket 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.