

**15/12 Hermand Crescent
Edinburgh EH11 1LP**

Offers Over £255,000

- Exceptional two bed apartment
- Welcoming hallway with useful storage
- Open plan living/kitchen/dining area
- Two double bedrooms
- Master with en-suite shower room
- Family bathroom with three piece suite and mains shower over bath
- Modern off peak storage heating & double glazing
- New water tank and heating system installed in 2025
- Residents parking with two permits
- There is a 30 year warranty in place in respect of roof work carried out in 2022.

Council Tax Band: E

Tenure: Freehold

Annual Service Charge: £740



1



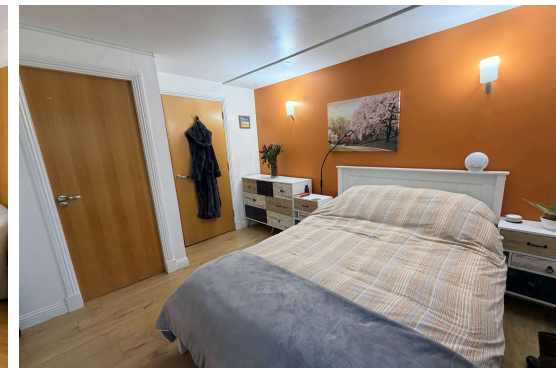
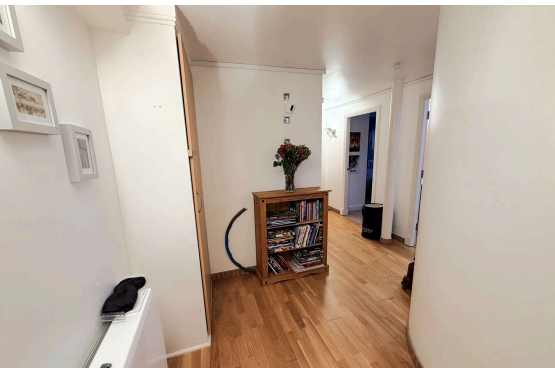
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EPC C



Exceptional 2 Bed Second Floor Flat

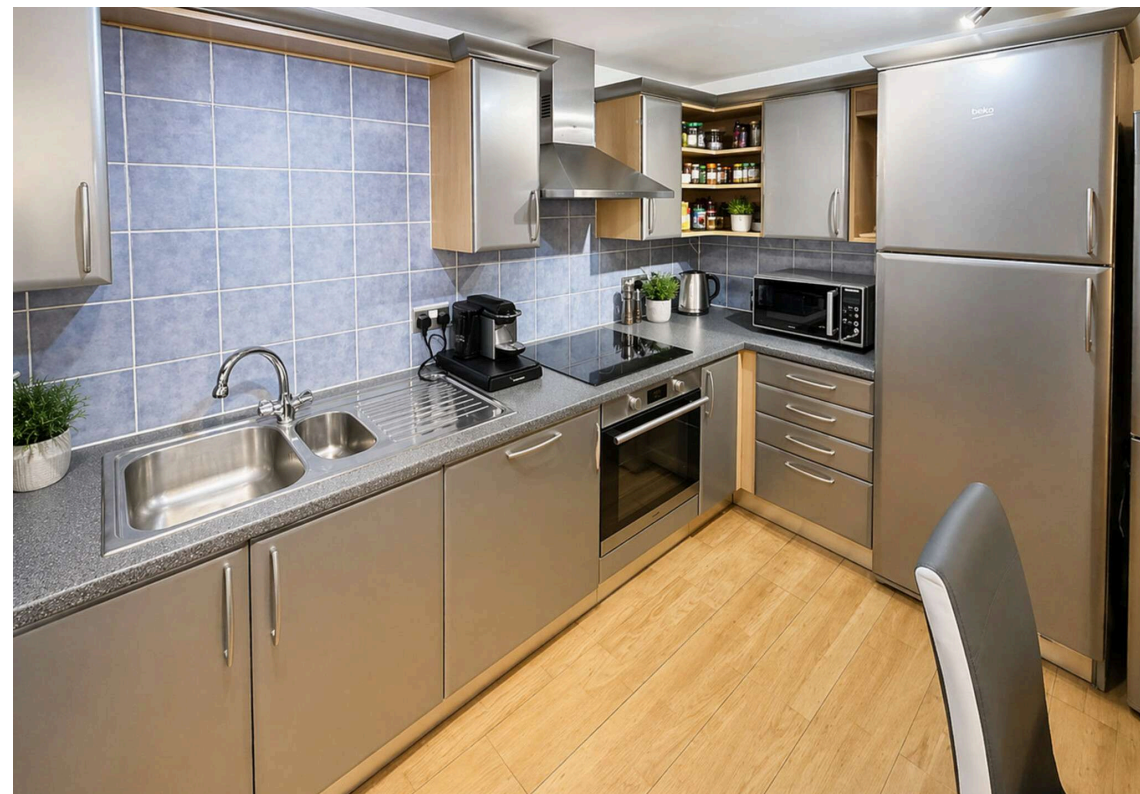
15/12 Hermand Crescent is an exceptional two-bedroom apartment set within a C-Listed conversion of a former print works in the highly sought-after Shandon area of the city. Presented in true walk-in condition, the property offers bright, spacious, and versatile accommodation throughout. Perfectly positioned, it combines everyday convenience with a relaxed residential setting, making it an ideal home for professionals, couples, or small families seeking both comfort and excellent connectivity.

The accommodation comprises; welcoming hallway with useful storage cupboard, a spacious and contemporary open-plan living, kitchen, and dining area, creating an ideal space for both relaxing and entertaining. The modern kitchen is fitted with a range of wall and base units, a pantry cupboard, induction hob and oven, and an integrated dishwasher. There are two well-proportioned double bedrooms, both benefiting from built-in wardrobes, with the principal bedroom further enhanced by a stylish en-suite shower room featuring a walk-in mains shower. A modern family bathroom completes the accommodation and is fitted with a three-piece suite and a mains-powered shower over the bath. Further benefits include modern off-peak storage heating, with a new water tank and heating system installed in 2025, double glazing throughout for excellent energy efficiency, and residents' parking with two permits available. There is a 30 year warranty in place in respect of roof work carried out in 2022.

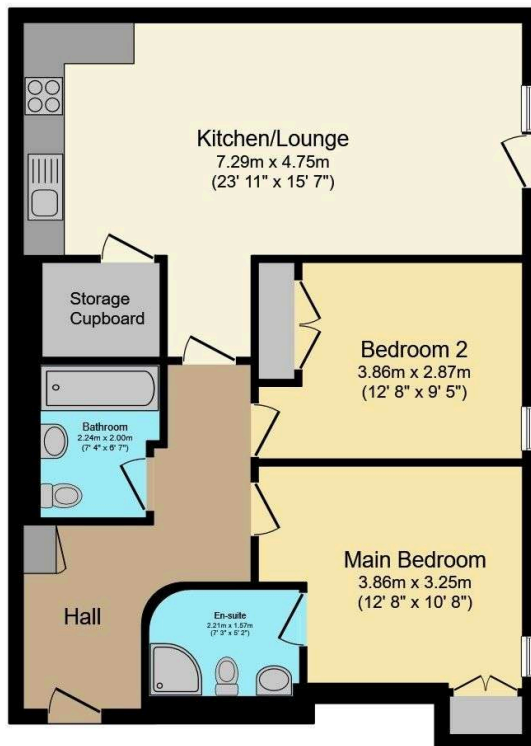
Please Note: The property is Factored by Lowther Homes with an annual charge of £740 which covers building insurance and maintenance for the communal areas.

Located just 1.5 miles from Edinburgh city centre, Shandon is a highly desirable neighbourhood. Residents enjoy access to excellent outdoor spaces, including the scenic Union Canal and the much-loved Harrison Park ideal for walking, cycling, and family outings. Nearby Craiglockhart Sports & Tennis Centre offers extensive leisure facilities, while Fountain Park Leisure Complex provides entertainment with a cinema, gym, and a variety of restaurants. Shandon is exceptionally well-served for everyday needs, offering a great selection of nearby shops including Margiotta, a 24-hour ASDA, Sainsbury's, Lidl, Aldi, and the Edinburgh West Retail Park. The area also enjoys excellent transport connections, with numerous bus services providing easy access to the city centre and Haymarket, where local train and tram links are available. In addition, the city bypass is conveniently close, ensuring quick and straightforward travel around Edinburgh and beyond.

Viewing By appointment 0131 337 1800







Floor Plan
Floor area 72.3 sq.m. (778 sq.ft.)



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