

COULTERS[©]

10/3 HERMAND STREET

SLATEFORD, EDINBURGH, EH11 1LR

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated on a quiet cul-de-sac in the popular area of Slateford, 10/3 Hermand Street is a bright and spacious 2 bedroom first floor flat located within a modern building.

The flat benefits from gas central heating, double glazing, lift access and two parking permits for the residents car park.

To the rear of the building is a large private car park with each flat benefitting from 2 permits - one for the resident and one for visitors.

KEY FEATURES



Bright and spacious first floor flat.



Two double bedrooms, one with ensuite shower room.



Sitting room with Juliet balcony and modern kitchen.



Gas central heating and double glazing.



Private residents car park.



Popular location close to good transport links.



EPC Rating - B



Council Tax Band - D





The well presented accommodation, which is accessed via a shared entrance with secure door entry phone system, comprises - welcoming hallway with large cloak cupboard; sitting/dining room with lovely built-in storage unit filling one wall and full height windows with Juliet balcony; modern fitted kitchen with appliances; principal bedroom with ensuite shower room; double bedroom 2; and bathroom.

The factor for the development is Lowther Homes and costs are approximately £60 a month.



THE LOCAL AREA

Situated to the south-west of Edinburgh's city centre, Slateford is a popular residential area with excellent local amenities including newsagents, takeaways, chemists and convenience stores. Asda at Chesser is within a 20 minute walk and slightly further away is the Edinburgh West Retail Park which contains an M&S Foodhall and Aldi.

World of Football at the Corn Exchange has 5 and 7-a-side football and the Corn Exchange itself plays host to a variety of live events. There are delightful outdoor spaces to enjoy such as Saughton Park and Gardens, the Union Canal and the Water of Leith.

Regular bus services run along Slateford Road towards the city centre and Slateford Train Station is within a 20 minute walk with services to Waverley taking around 8 minutes. Haymarket can be reached on foot in around half an hour.

EXTRAS

All light fittings, blinds, curtains, fitted flooring and white goods are included in the sale price. Some items of furniture may be available by separate negotiation.

HOME REPORT VALUATION: £240,000



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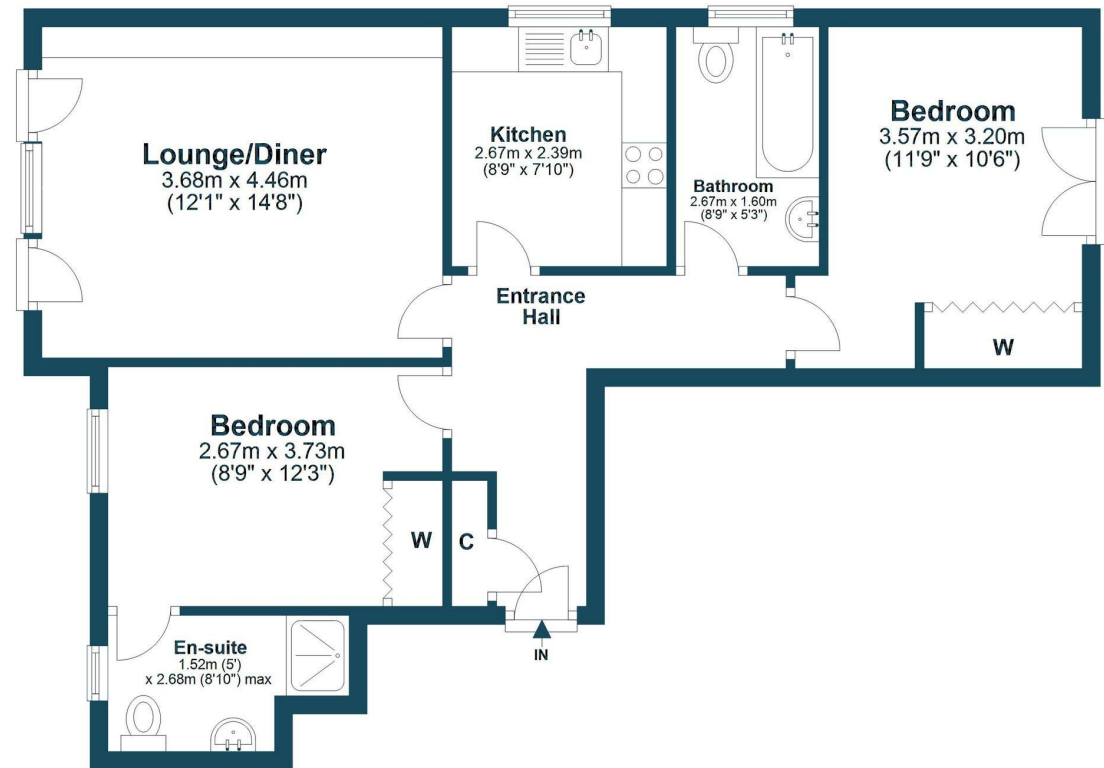


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First Floor



Total area: approx. 61.9 sq. metres (666.0 sq. feet)
10/3 Hermand Street, Edinburgh

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.