

**3 flat 2f2 Hermand
Crescent
Edinburgh EH11 1QP
Offers Over £275,000**

- Beautiful bay window lounge with ornate cornice and decorative fireplace
- Large kitchen/diner fitted with a range of floor and wall mounted units, electric hob and oven and white goods included in sale
- Two bedrooms with master featuring walk in wardrobe
- Family bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing throughout
- Well kept communal garden
- On-street permit parking

Council Tax Band: C
Tenure: Freehold



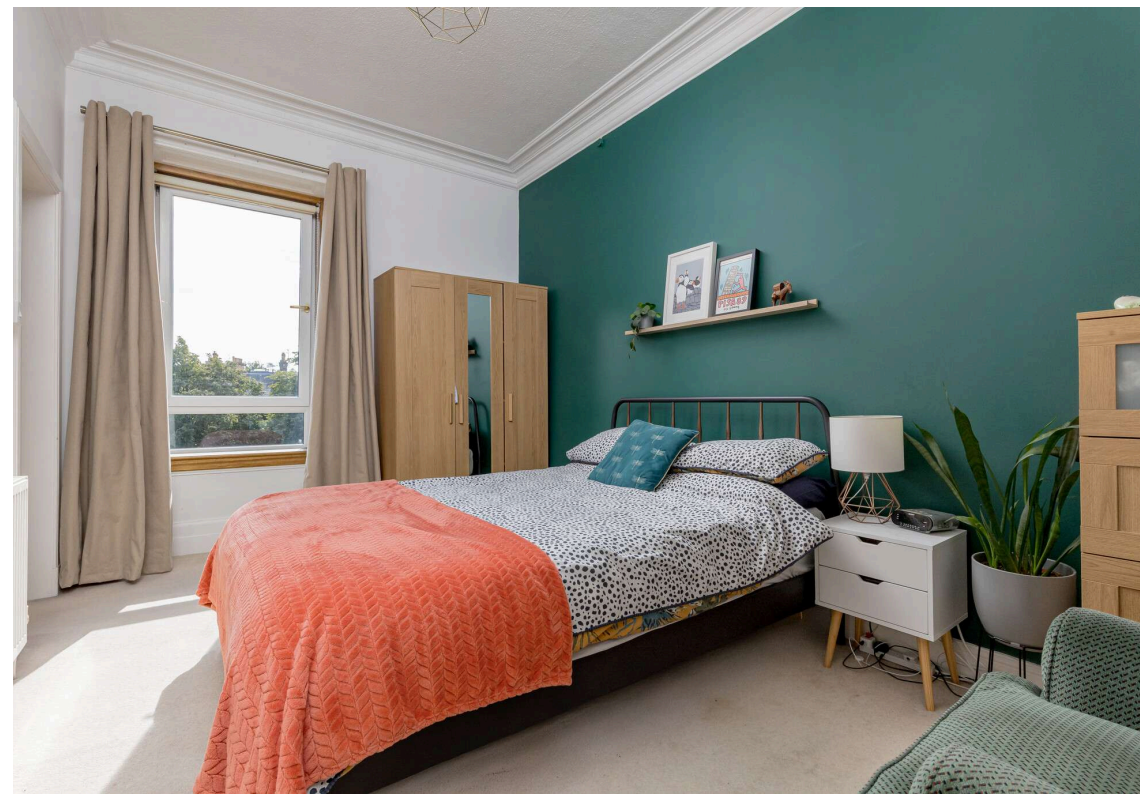
Flat

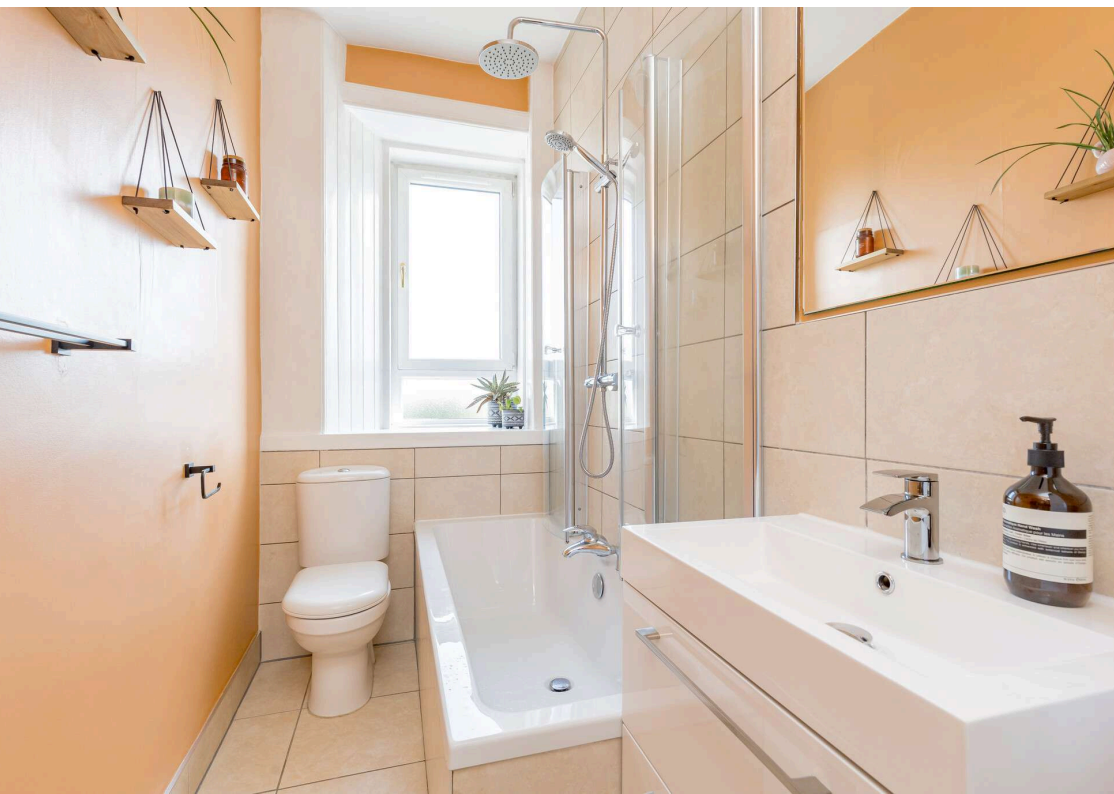
Blair Cadell are delighted to present this charming tenement flat, set within a peaceful residential area while offering swift and convenient access to local amenities and the city centre. Boasting generous living space, this well-presented home will appeal to first-time buyers and young professionals alike, and early viewing is highly recommended.

The accommodation comprises a bright and welcoming bay-windowed lounge, featuring a decorative fireplace and a pleasant leafy outlook, creating an ideal space for relaxing or entertaining friends and family. The modern kitchen/diner is equipped with a range of floor and wall-mounted units, an electric hob and oven, and white goods, all of which are included in the sale and found in a useful utility area. The spacious master bedroom benefits from a large walk in wardrobe, that could easily be used as an office space offering excellent flexibility, the second bedroom is a large single bedroom. The bathroom is fitted with a contemporary three-piece suite with a mains shower over the bath. Further benefits include gas central heating and double glazing throughout, ensuring comfort and efficiency. Externally, the property enjoys access to a well-maintained communal garden, while residents' permit parking is readily available.

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, M&S food hall, 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.

Viewing by appointment on 0131 337 1800

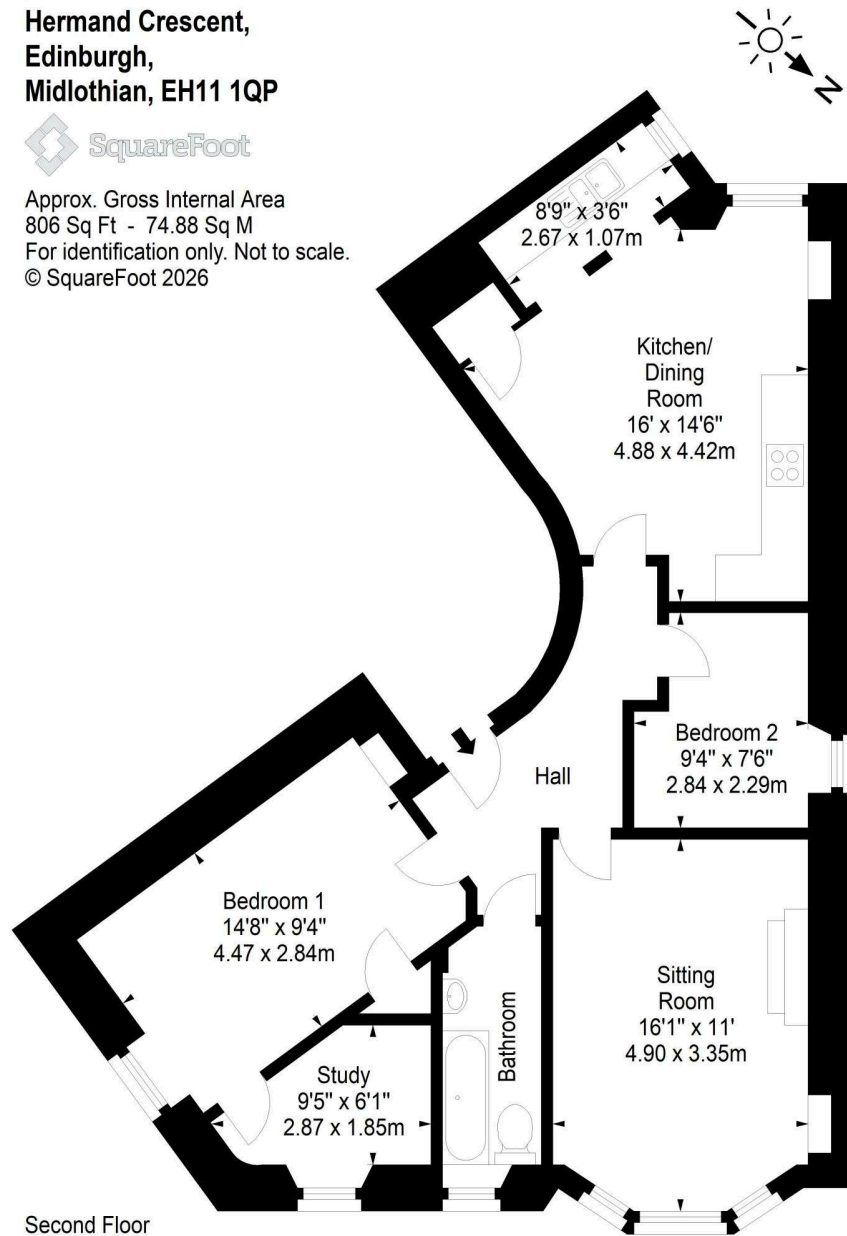




**Hermant Crescent,
Edinburgh,
Midlothian, EH11 1QP**



Approx. Gross Internal Area
806 Sq Ft - 74.88 Sq M
For identification only. Not to scale.
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