

**12/5 Hermand Terrace
Edinburgh EH11 1QZ**

Offers Over £210,000

- Beautiful bay window lounge featuring decorative fireplace and views to the Pentlands
- Newly fitted kitchen featuring a range of floor and wall mounted units, induction hob and electric oven and white goods included
- Large double bedroom with wardrobes and useful cupboard that could serve as a home office
- Fully tiled bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing
- Well kept communal garden
- Residents permit parking

**Council Tax Band: B
Tenure: Freehold**



Flat

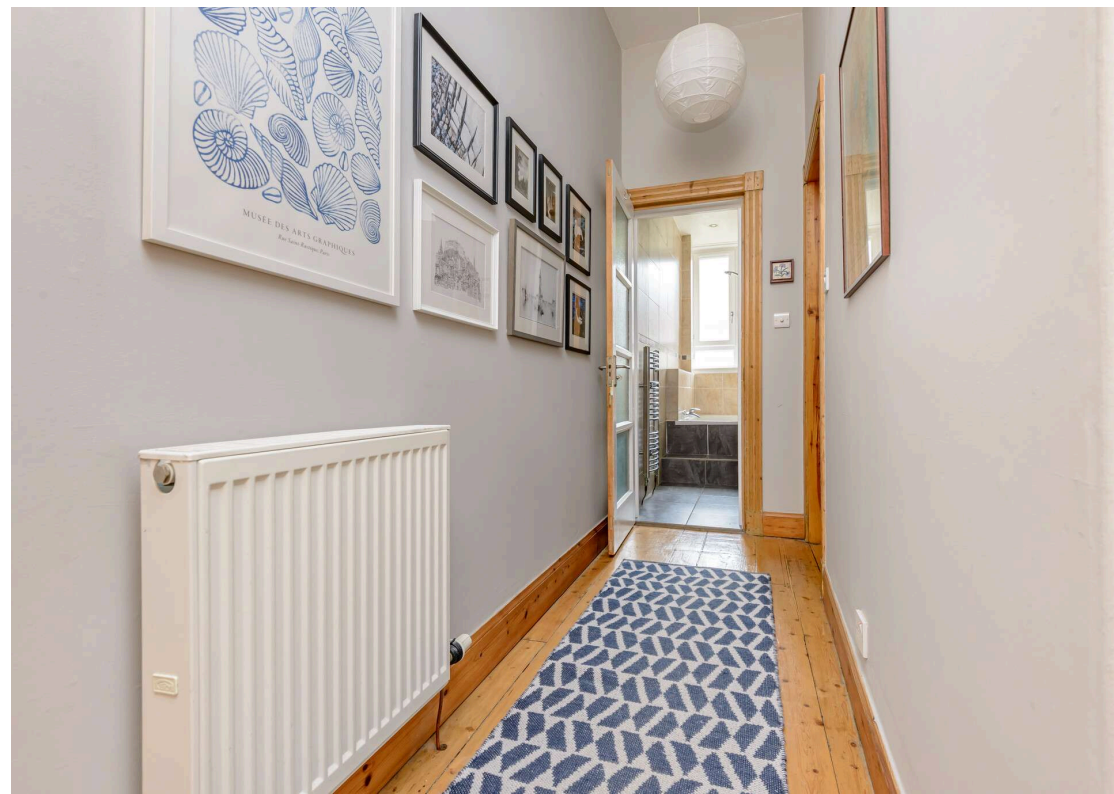
Blair Cadell are delighted to present this charming tenement flat, set within a peaceful residential area while offering swift and convenient access to local amenities and the city centre. Boasting generous living space throughout, this well-presented home will appeal to first-time buyers and young professionals 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 along with stunning views over to the Pentlands, creating an ideal space for relaxing or entertaining friends and family. The newly fitted modern kitchen is equipped with a range of floor and wall-mounted units, an induction hob, electric oven, and white goods, all of which are included in the sale. The spacious double bedroom benefits from large wardrobes, available by separate negotiation, along with a useful storage or home-working area, offering excellent flexibility. The fully tiled 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.

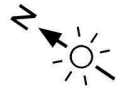
Slateford is a popular residential area located to the southwest of the city centre, just a ten-minute drive from the bypass leading to the airport and the central belt motorway network. The city centre is easily accessible by regular public transport services, including buses running past the bottom 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

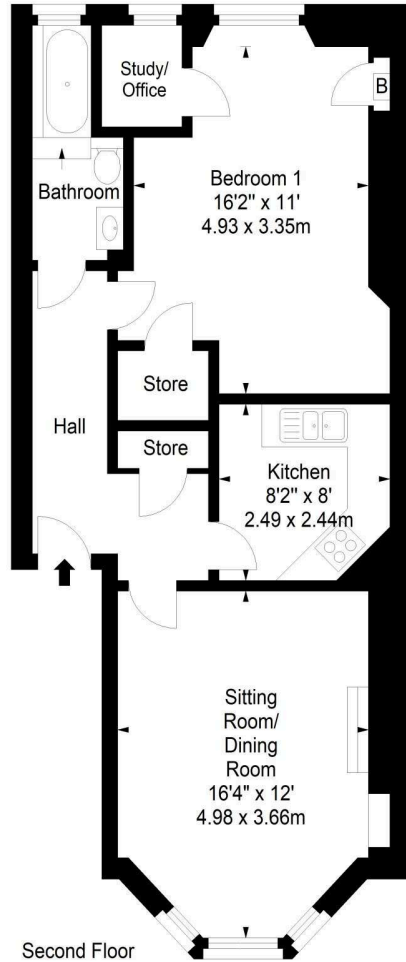




**Hermund Terrace,
Edinburgh,
Midlothian, EH11 1QZ**



Approx. Gross Internal Area
599 Sq Ft - 55.65 Sq M
For identification only. Not to scale.
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