



A deceptively spacious SECOND FLOOR FLAT, recently the subject of a fabulous renovation full of tasteful design features. Situated only 1.5 miles west of Edinburgh's financial quarter and convenient for all central amenities, the location is ideal.

Hall; Livingroom; Kitchen; Bedroom (with en suite "wet-room") & Bathroom. Zone plus nearby free PARKING; Entry phone; Gas CH; D. Glazing & shared gardens to rear.

Viewing: call 07776 198 960 (agent).

Offers Over £190,000

Location

Hermand Terrace lies off Slateford Road (A70) just a few minutes west of Edinburgh's city centre. There is an excellent selection of bus services travelling in and out of town and a choice of "corner shops" within a short walk; slightly further, there's several supermarkets. The property is also convenient for Haymarket rail station and Edinburgh Airport is only 20 mins' by car or taxi. The Fountain Park Leisure complex with its many attractions including multi-screen cinema, a wide selection of bars, bistros & restaurants are just some of the other local attractions. The charming surroundings of Harrison Park and the walk & cycle ways along the Union Canal bank are easily accessed too. All in all, a super place to live.

The Property

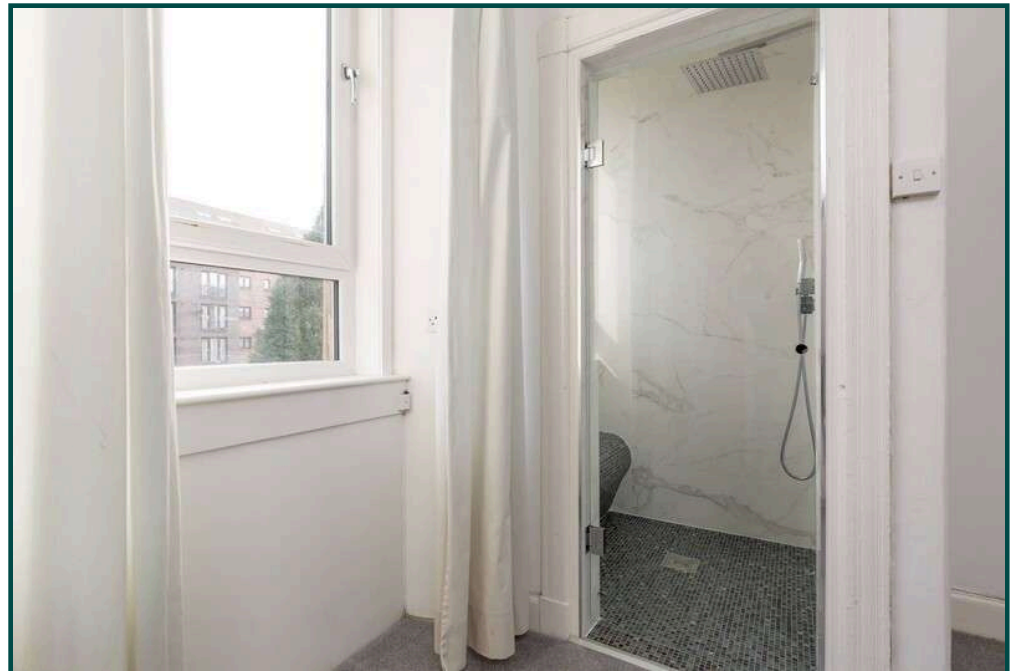
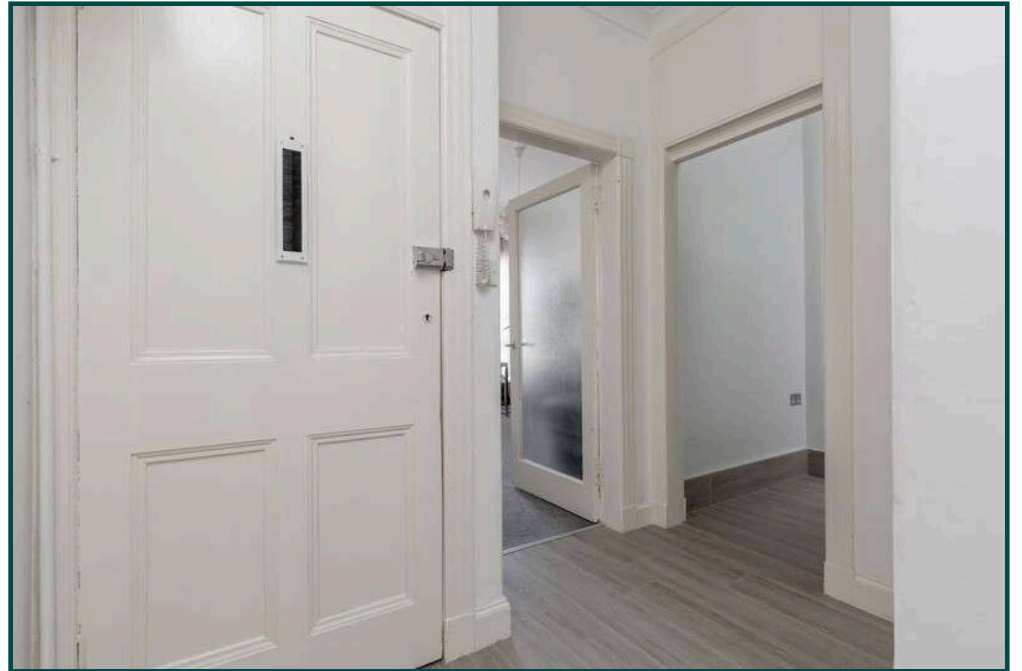
The street is a cul de sac and comprises traditional tenements built only on one side leading to a modern development at the south end. This property is on the second floor of a good, well looked after block and has windows to the front and rear. The present owner has used great vision in transforming an attractive flat into a very special apartment full of character and charm. This theme has been complimented with modern contemporary touches exhibited throughout. A central heating system has been installed; double glazed windows; new kitchen; new bathroom, separate shower room and new floor coverings are all features incorporated into the modernisation project.

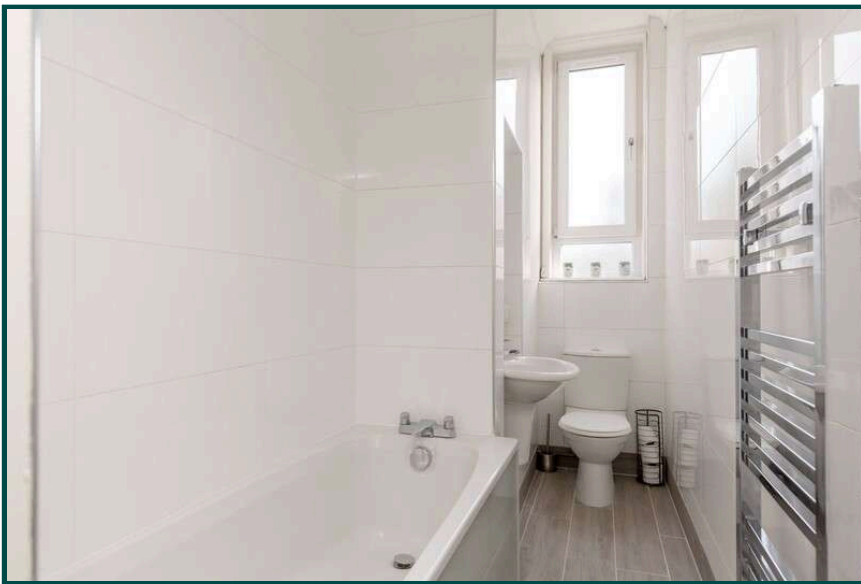
Home Report: A copy can be downloaded via the listing on ESPC.com

Home Report Value: £200,000

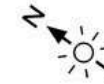
Energy Performance Certificate: Rated C



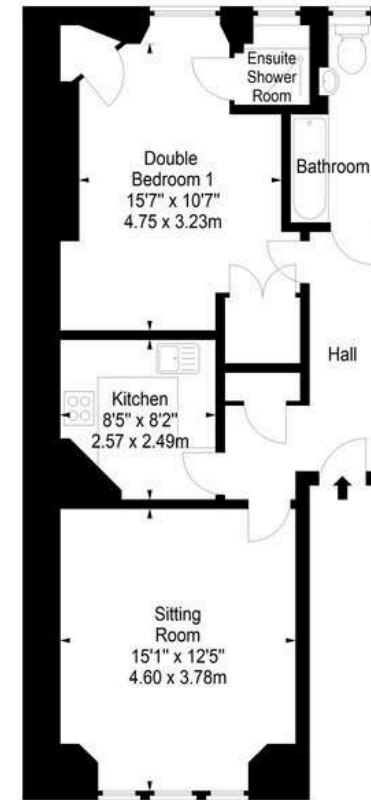




Hermand Terrace,
Edinburgh,
Midlothian, EH11 1QZ



Approx. Gross Internal Area
598 Sq Ft - 55.55 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Second Floor

GJ Hunter Solicitors
26 – 28 Meadowbank Terrace Edinburgh EH8 7AS
0131 661 3414

