

**9/2 Hermand Terrace  
Edinburgh EH11 1QZ**

**Offers Over £199,000**

- Hallway with large storage cupboard
- Large living room with decorative fireplace
- Newly fitted kitchen with a range of floor and wall mounted units, induction hob and electric oven and appliances that are included in the sale
- A large double bedroom to rear of property with useful box room for additional storage
- Freshly fitted bathroom with three-piece suite and electric shower over bath
- Gas central heating and double glazing
- Well kept communal garden
- Free on-street parking



## Ground Floor Flat

Blair Cadell are delighted to bring to market this immaculate raised ground floor flat ideally placed for swift access to the city centre. In turn key condition, the property would be perfect for the first time buyer, young professional or buy to let investor.

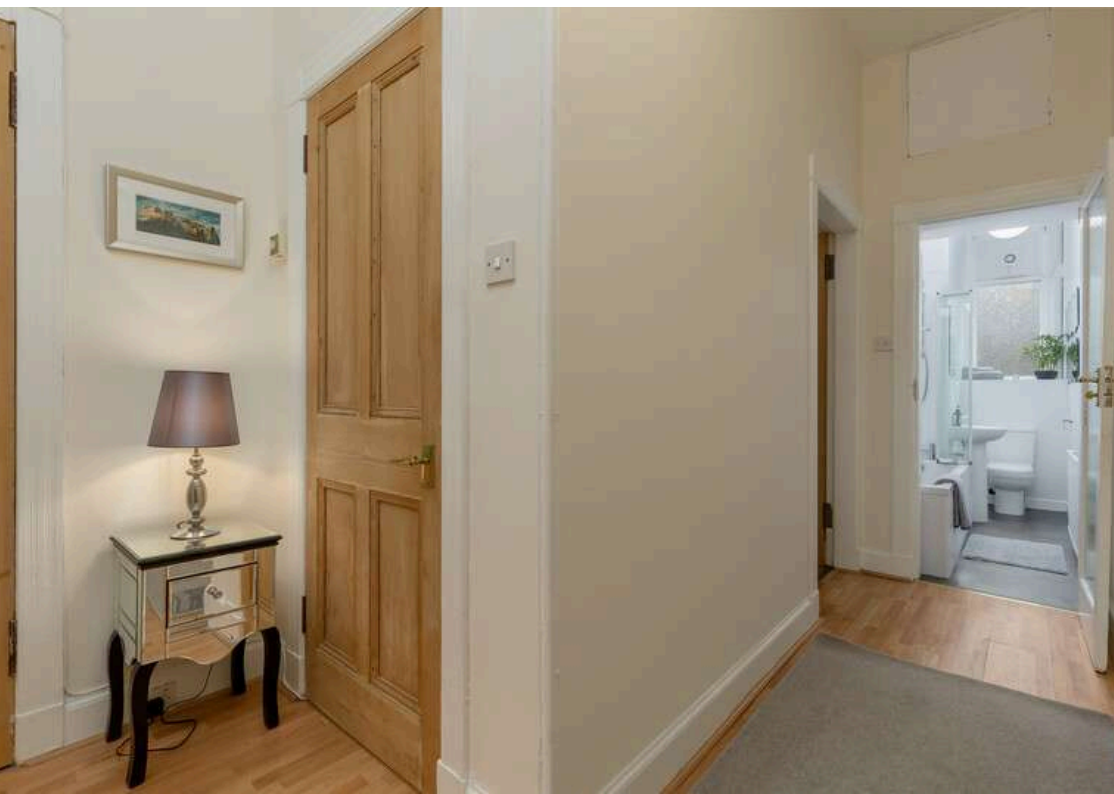
The accommodation comprises of an entrance hallway with a large storage cupboard. Living/dining room with freshly laid carpets, decorative fireplace and a useful Edinburgh press. A newly fitted self contained kitchen which has a range of wall and floor mounted units, induction hob and electric oven and appliances that are included in the sale. A large double bedroom to the rear of the property which is lovely and peaceful and also has a useful box room and cupboard for additional storage. Freshly fitted bathroom with a three piece suite and electric shower over the bath. There is gas central heating and double glazing throughout for maximum efficiency. A well kept communal garden to the rear of the property and private front garden and free on-street parking.

Slateford is a popular residential area which is situated to the south west of the city centre within a ten minute drive of the bypass which leads to the airport and the central belt motorway network. The city centre can be easily reached by regular public transport services such as the bus which runs just past the bottom of the road, tram or train all of which are accessible very close by at Haymarket. Shopping facilities include the Edinburgh West Retail Park, 24hr ASDA, Lidl and a Sainsbury's superstore at Inglis Green, it also has great access to Murrayfield Sainsbury's as well. Recreational facilities include Nuffield and Pure gym as well as Fountain Park, the Corn Exchange Village and Murrayfield Stadium which has even more gyms for the fitness fanatics and are all within walking distance. Also, nearby and only a short walk away are a variety of outdoor facilities including the Water of Leith Walkway, the Union Canal, Harrison and Saughton Park & Gardens.

**Viewing by appointment on 0131 337 1800**

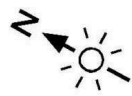




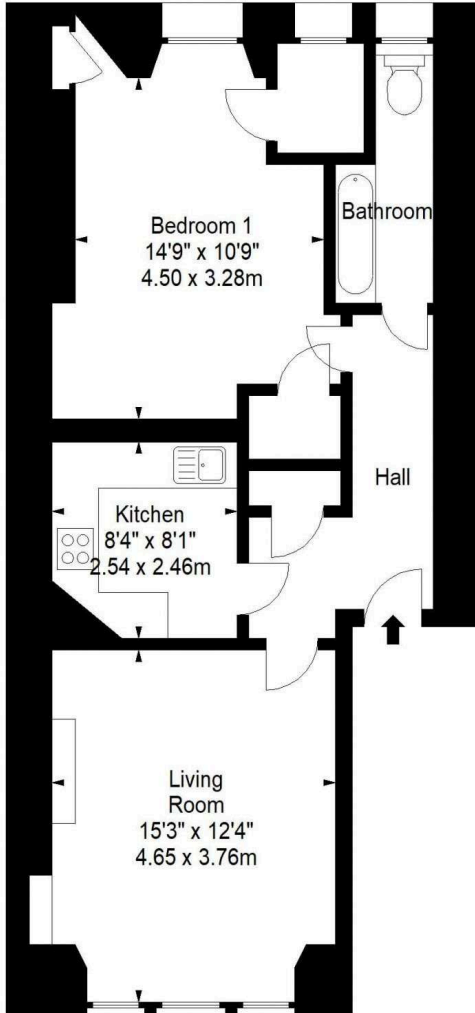




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Edinburgh, EH11 1QZ



Approx. Gross Internal Area  
605 Sq Ft - 56.20 Sq M  
For identification only. Not to scale.  
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Ground Floor



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