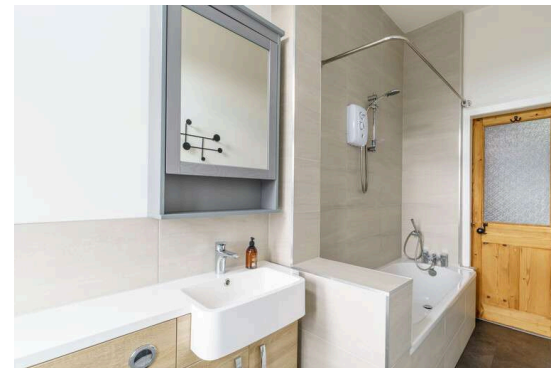
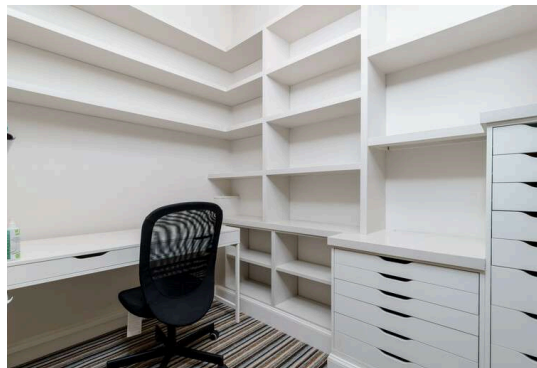


**6/13 Hermand Street  
Edinburgh EH11QT**

**Offers Over £150,000**

- Hallway with large storage cupboard
- Kitchen/living/dining room
- Kitchen with a range of floor and wall mounted units, electric hob and oven, white goods which are included and useful breakfast bar
- Double bedroom with fitted wardrobes
- Box room
- Bathroom with three-piece suite and electric shower over bath
- Gas central heating and double glazing throughout
- Communal garden
- Free on-street parking



## Flat

Blair Cadell are delighted to bring to market this fantastic top floor flat in the heart of Slateford. With superb links to the city centre and beyond, the property would be ideal for the first time buyer, young professional, or buy to let investor and must be viewed.

The accommodation comprises of an entrance hallway with a large cupboard offering plenty of useful storage space. There is a generous living/kitchen/dining room which is the perfect space for evening relaxing. The kitchen area has a range of floor and wall mounted units, electric hob and oven and white goods which are included in the sale and breakfast bar for meals on the go. There is a large double bedroom with fitted wardrobes and a decorative fireplace. There is also a useful box room which has been converted for home working. There is gas central heating and double glazing throughout the property, a communal garden and free on-street parking.

Slateford is conveniently placed on the west side of Edinburgh city centre which can be easily accessed via a frequent bus service that runs along Slateford Road. The bypass is a short drive away and leads to the South Gyle, International Airport and the central belt motorway network. Shopping facilities in the area include the Edinburgh West Retail Park, 24hr ASDA, Sainsbury's superstore and a Lidl and Aldi stores. Recreational facilities include the Corn Exchange Village, Harrison Park, the Union Canal, a couple of gyms such as Nuffield and Pure gym as well as the Fountain Park leisure Complex.

## Council Tax Band B

## Energy Rating D

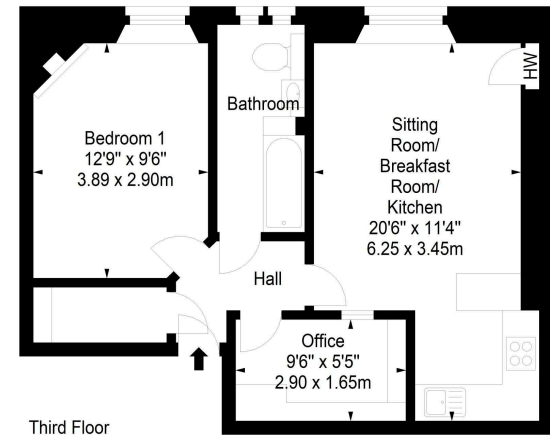
Viewing by appointment on 0131 337 1800



Hermand Street,  
Edinburgh,  
Midlothian, EH11 1QT



Approx. Gross Internal Area  
522 Sq Ft - 48.49 Sq M  
For identification only. Not to scale.  
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