



**RALPH SAYER**  
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# 6/10, HERMAND STREET

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EDINBURGH, EH11 1QT



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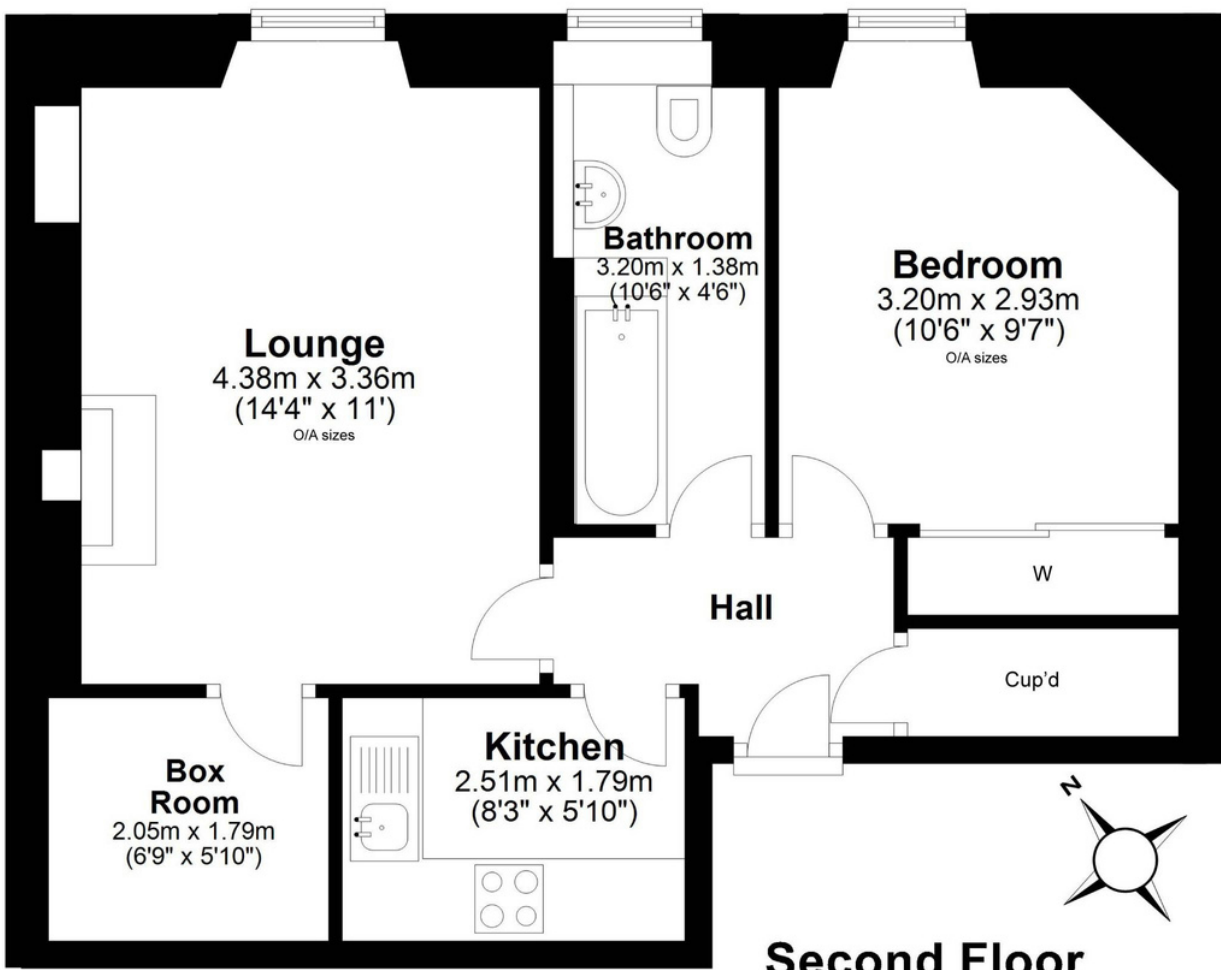
EDINBURGH, EH11 1QT



Located in popular Slateford, close to Harrison park and the Union canal, this one bedroom second floor flat lies within easy reach of the city centre; representing an ideal purchase for city professionals or rental investors. This traditional property, enjoys stylish interiors, period charm and excellent storage.



# FLOORPLAN



## Second Floor

Approx. 46.0 sq. metres (494.8 sq. feet)

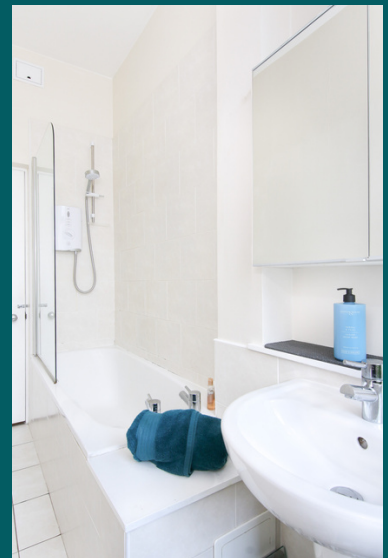


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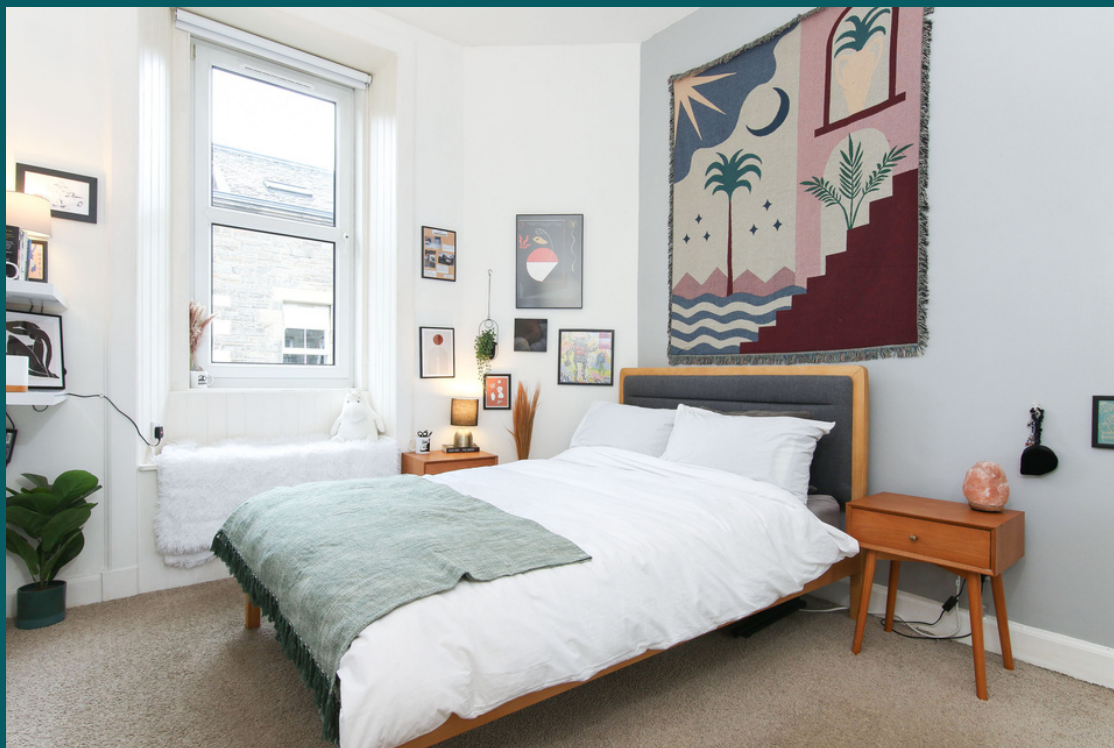
The front door opens to reveal a welcoming hallway, which boasts a large storage cupboard. Located to the left, the generous lounge is beautifully decorated and offers scope for various furniture arrangements set around a cast iron fireplace. Leading off the lounge is a generous box room, perfect for a home office or nursery. The kitchen has been fitted with crisp white cabinets, solid wood worktops and stylish stainless steel splash backs plus a built-in electric hob, oven and chimney hood. Presented in in a sophisticated colour palette, the large double bedroom allows space for freestanding furniture, along with built-in mirrored wardrobe. Finally, a bright and airy three piece bathroom has a shower over bath and chrome towel radiator. Externally, the flat benefits from shared access to a sunny communal garden.











## SLATEFORD

Slateford lies approximately 3 miles west of the city centre. It is a very popular residential area with excellent local amenities, along with an Asda and Marks & Spencers Food Hall at Chesser. Situated close to a number of public parks, canal side walks and the cycle path network. Leisure amenities include Ten Pin Bowling and Gym at nearby Chesser and Fountain Park, which additionally offers a Cineworld with Imax screen and a variety of bars and restaurants. The attractions of the city centre are easily accessible with regular bus services taking you into the city in 15 minutes. Slateford has it's own train station stop, with Haymarket a bus ride away. Motorist can find easy access to the city bypass via the nearby A71, in turn linking to the wider motorway network, the M8/M9, Edinburgh International Airport and Forth Bridge for routes north.



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#### DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report.

These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.