

**6 Hermand Terrace  
Edinburgh EH11 1QZ**

**Offers Over £310,000**

- Bay window living/dining room
- Modern kitchen fitted with a range of floor and wall mounted units, induction hob and electric oven integrated appliances
- Two large double bedrooms
- Shower room fitted with two-piece suite and mains walk in shower
- Gas central heating and double glazing
- Well kept communal garden
- Residents permit parking



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EPC D



## Flat

Blair Cadell are delighted to bring to market this immaculate maindoor flat in the heart of Slateford. With superb finishes throughout and two large double bedrooms, the property would be ideal for a range of potential purchasers and must be viewed.

The accommodation comprises of a beautiful bay window lounge with a decorative fireplace and dining area making it perfect for hosting friends and family. A stylish kitchen fitted with a range of floor and wall mounted units, induction hob and electric oven, integrated appliances and white goods which are included in the sale. There are two double bedrooms with one featuring large fitted wardrobes that include a concealed fold down bed to maximise use of the space. There is a smart shower room that features a mains walk in shower with a rainwater shower head. The hallway has two large cupboards offering plenty of useful storage space. Gas central heating and double glazing throughout for maximum efficiency. Well kept communal garden to the rear and residents permit parking. \*Curtains not included in the sale\*

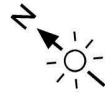
Slateford is a popular residential area which is situated to the south west of the city centre within a ten minute drive of the bypass which leads to the airport and the central belt motorway network. The city centre can be easily reached by regular public transport services such as the bus which runs 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**

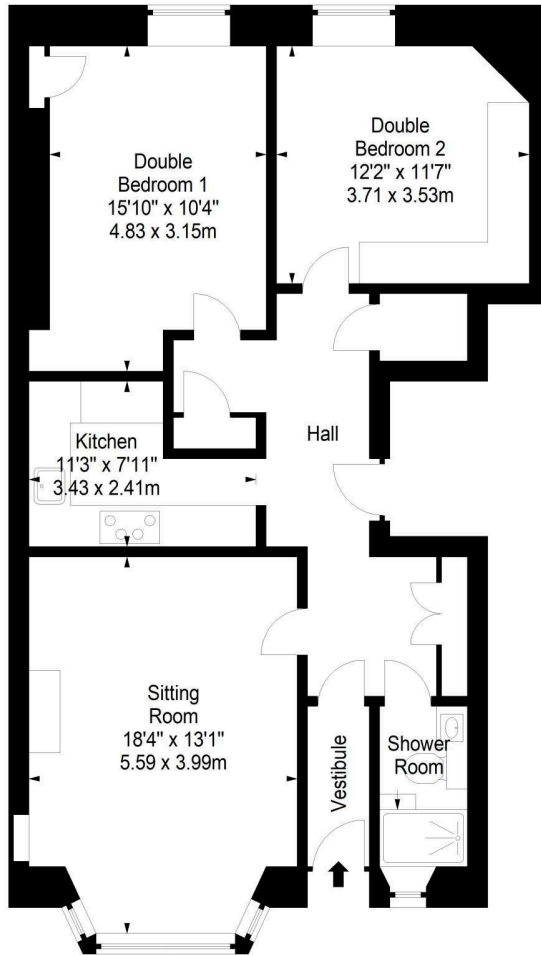




Hermand Terrace,  
Edinburgh, EH11 1QZ



Approx. Gross Internal Area  
864 Sq Ft - 80.27 Sq M  
For identification only. Not to scale.  
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Ground Floor



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