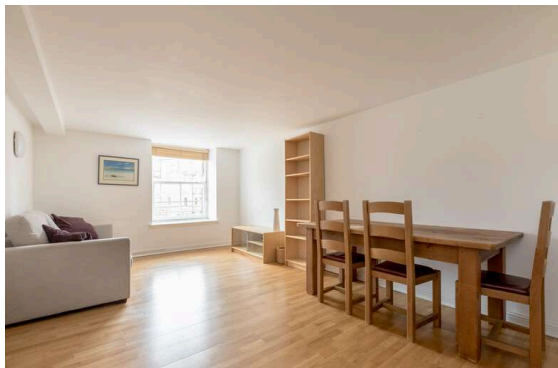


**14/5 Hermand Crescent
Edinburgh EH111LP**

Offers Over £195,000

- Large living/kitchen/dining room
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances
- Double bedroom with fitted wardrobes
- Bathroom fitted with three-piece suite and mains shower over bath
- Electric heating and double glazing throughout
- Residents parking



Flat

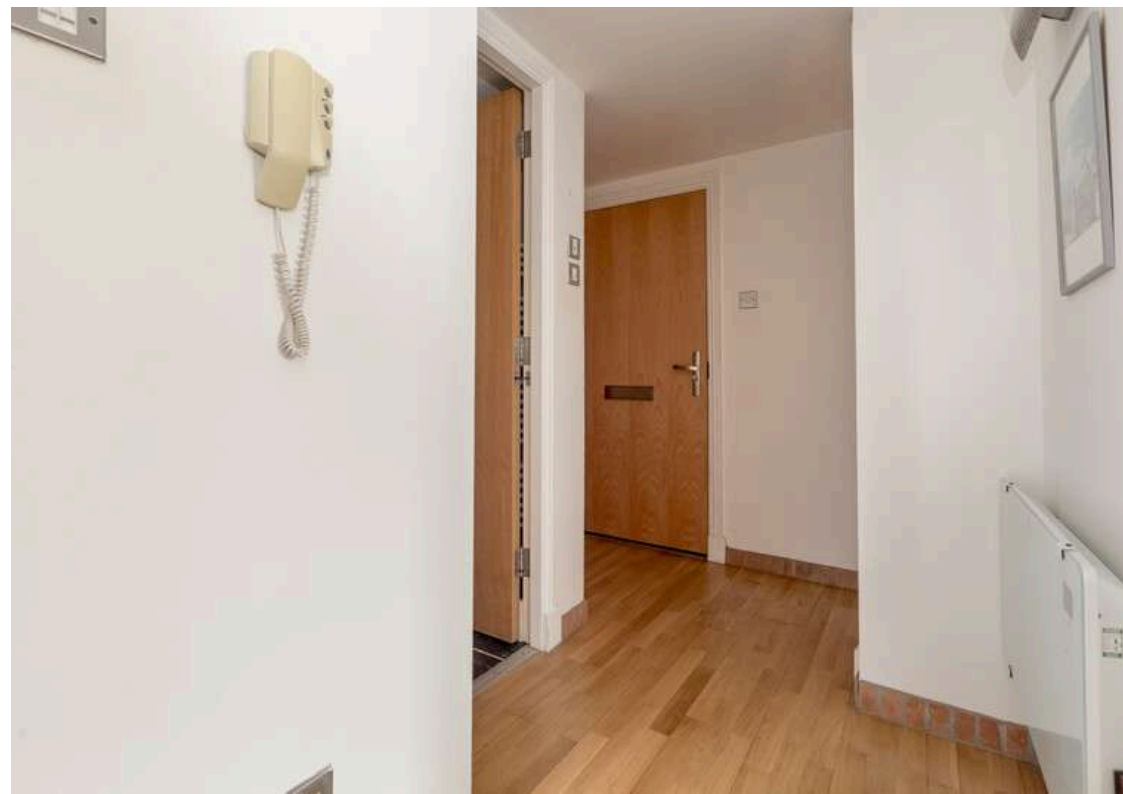
Blair Cadell are delighted to bring to market this superb one bed flat in the sought after area of Shandon. With generous living space and great links to the city centre, the property would be ideal for the first time buyer or investor.

The accomodation comprises of a large living/kitchen/dining room which is ideal for hosting friends and family. The kitchen is fitted with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances which are included in the sale. There is a large double bedroom with built in wardrobes offering plenty of useful storage space. Bathroom fitted with a three-piece suite and mains shower over the bath. Electric heating and double glazing throughout. Residents parking spaces and bike shed are also available.*No warranties given for systems or appliances*

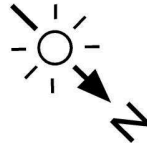
Shandon is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by a frequent bus service that runs close by. The bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network. The area is served by both public and private schools that include the popular Craiglockhart Primary and George Watsons College. Shopping can be found at the Edinburgh West Retail Park, a 24 Hr ASDA, Sainsbury's superstore plus Lidl and Aldi stores. The area boasts a wide variety of recreational facilities that include Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre and Fountain Park Leisure Complex which has a range of restaurants, cinema and a Nuffield health centre as well.

Viewing by appointment on 0131 337 1800





Hermand Crescent, EH11 1LP

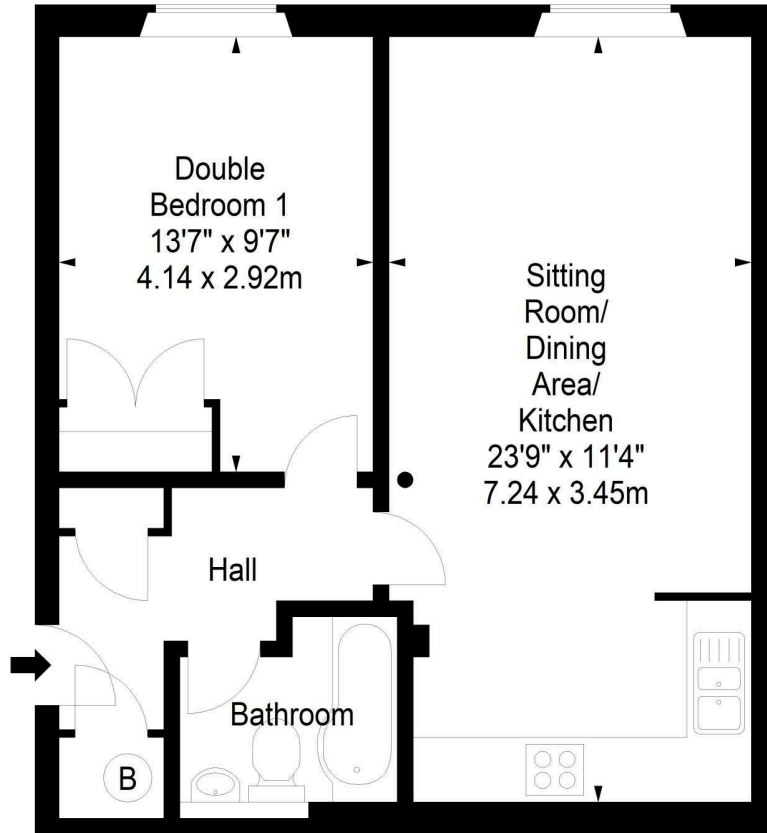


Approx. Gross Internal Area

515 Sq Ft - 47.84 Sq M

For identification only. Not to scale.

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First Floor



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