

**Flat 6, 8 Hermand  
Street  
Edinburgh EH11 1QT  
Offers Over £160,000**

- Large living/dining room
- Kitchen fitted with a range of floor and wall mounted units, electric hob and oven and appliances included
- Double bedroom with built in wardrobes
- Box room
- Shower room fitted with three-piece suite and mains walk in shower
- Gas central heating and double glazing
- Communal garden
- Residents permit parking

**Council Tax Band: B**

**Tenure: Freehold**

**Annual Service Charge: £0**

**Shared Ownership: N**



## Flat

Blair Cadell is delighted to bring to market this immaculate flat located close to excellent local amenities and the city centre. The property is in turnkey condition with new carpets throughout and has been recently decorated. The property would be perfect for a young professional or buy-to-let opportunity.

The property consists of a well-lit entrance hallway with a useful large storage cupboard. A warm and well-proportioned living/dining room with a gas fireplace perfect for relaxing with friends and family. A well-finished kitchen with electric hob and oven and a range of floor and wall-mounted units along with white goods which are included in the sale. A large double bedroom with neatly finished fitted wardrobes offering plenty of useful storage space. There is a box room which is perfect for home working. A shower room fitted with a three-piece suite and mains walk in shower. Double glazing and gas central heating. On-street parking and well kept communal garden. Secure entry phone. \*No warranties given for systems or appliances\*

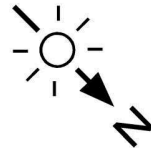
Shandon is conveniently placed on the west side of Edinburgh city centre which can be easily accessed via a frequent bus service that runs along Slateford Road. The bypass is a short drive away and leads to the South Gyle, International Airport and the central belt motorway network. Shopping facilities 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.

**Viewing by appointment on 0131 337 1800**

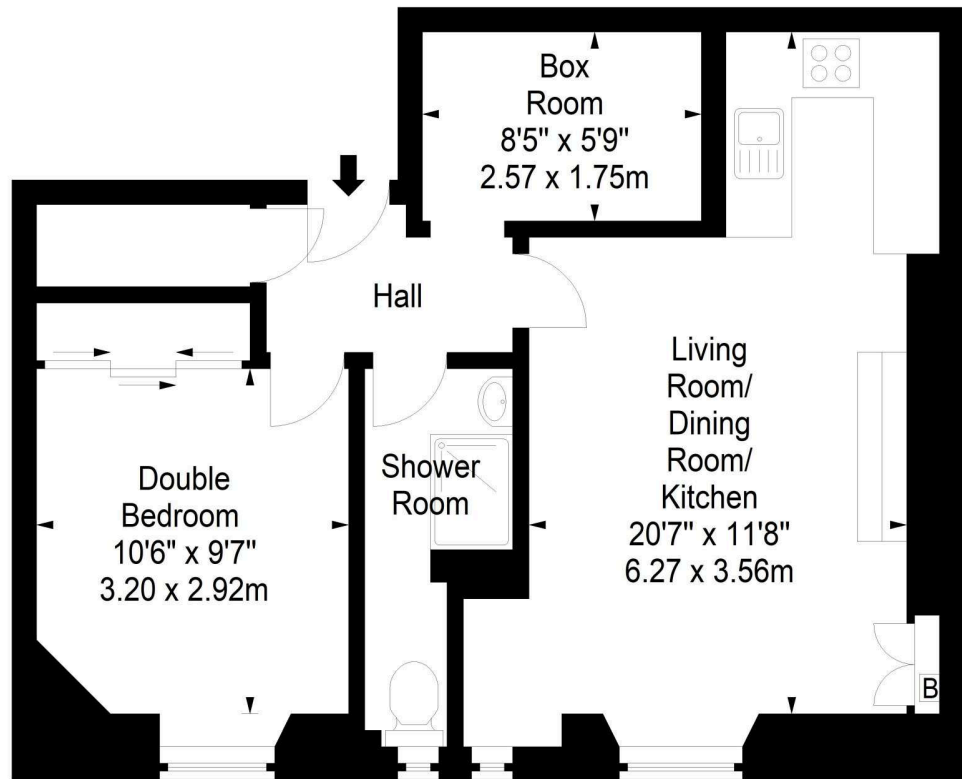




# Hermand Street, Edinburgh, EH11 1QT



Approx. Gross Internal Area  
523 Sq Ft - 48.59 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



First Floor



Property Centre:  
1 Harrison Gardens  
Edinburgh EH11 3NA  
Tel: 0131 337 1800  
Fax: 0131 337 1118

DX ED 92, Edinburgh  
E-mail: [property@blaircadell.com](mailto:property@blaircadell.com)  
[www.blaircadell.com](http://www.blaircadell.com)

