









Offers Over

**£370,000**

## 40 Hermiston

Hermiston | Edinburgh | EH14 4AQ

Neilsons are delighted to present to market this rarely available detached house, situated in the Hermiston Conservation area. Close to excellent transport links, this unique property has been freshly painted throughout and offers well proportioned accommodation which will have a wide appeal, in particular to professionals and growing families.

-  3 bedrooms
-  1 public room
-  2 bathrooms
-  Front and rear gardens
-  EPC rating – C
-  Council tax band - E



## Description

Laid out over two levels, the downstairs accommodation briefly comprises welcoming hallway with understairs storage, further storage cupboard and handy WC, bright dual aspect lounge/dining room, dining kitchen with a range of wall and base units with co-ordinating worktops and French doors to the rear garden, and a double bedroom.

Moving upstairs, there is a storage cupboard on the landing, the principal bedroom with en-suite shower room, third double bedroom with storage, and family bathroom.

The property further benefits from oil fired central heating and double glazing.

*This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.*



## Extras

All fixtures and fittings will be included in the sale along with the electric oven and hob.

## Gardens and Parking

A neat front garden with lawn and central path welcomes you to the property, and to the rear is a tree lined enclosed garden with gravel. A shared access road to the side of the property offers off street parking and there is ample unrestricted on street parking.

## Viewing

By appointment through Neilsons (0131 625 2222).





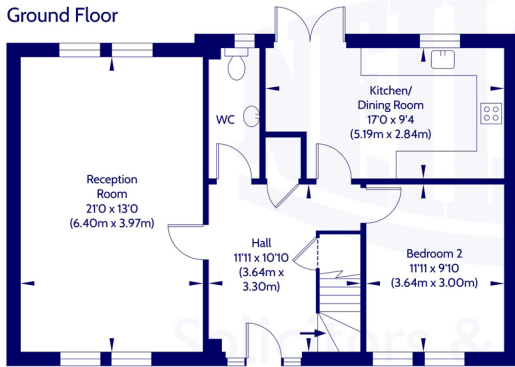
## Location

40 Hermiston is conveniently positioned close to excellent transport links, including the City-Bypass which links the main Scottish motorway network system, Edinburgh International Airport, Hermiston Park & Ride and South Gyle train and tram stop, thereby providing an ideal base for the commuter. The property is located close to the village of Currie, which offers a host of local amenities and services, with further extensive shopping at the nearby Hermiston Gait Retail Park and the Gyle Shopping Centre. Schooling is catered for at all levels from nursery through to secondary, and Heriot Watt University and Research Park are within close proximity.

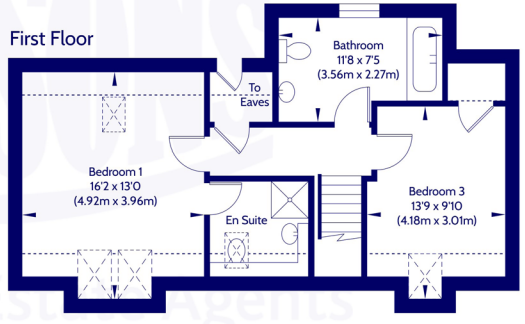


Approx. Gross Internal Floor Area 111.84 Sq M / 1204 Sq Ft.

### Ground Floor



### First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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