



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**3/5 Hermitage Park**  
Edinburgh EH6 8HD

# 3/5 Hermitage Park

Characterful interiors meet generous proportions in this charming traditional tenement flat. Nestled on the second floor, this vibrant one-bedroom residence is a masterclass in eclectic style and sophisticated living. Located close to the fabulous green spaces of Lochend Park and Leith Links. On entering, you are greeted by a generous central hall, setting the tone for the grandeur that lies within. The heart of the home is undoubtedly the striking 20ft sitting room. Bathed in natural light pouring through a deep bay window, the room boasts an ornate ceiling rose and classic cornicing that add a touch of period elegance to the space. To the rear is a generous kitchen and dining room. The impressive peninsular unit, inset with a modern hob, seamlessly defines the cooking and dining areas, creating a harmonious blend of functionality and style. Adjacent to the kitchen, the utility room with a charming Belfast sink offers additional storage. A spacious bedroom, allows for various arrangements of furniture and the stylish shower room boasts a glass/chrome enclosure.



## Property Summary

- Located close to Lochend Park & Leith Links
- Traditional second floor tenement flat
- 20ft bay windowed sitting room
- Social kitchen & dining room with adjacent utility room
- Spacious double bedroom
- Stylish shower room
- Gas central heating & double glazing
- Well maintained shared rear garden
- On street parking

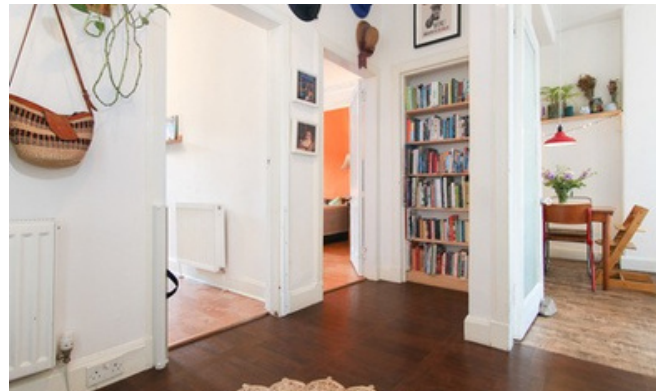
• EPC Rating - C | Council Tax Band - C

Home Report Value - £230,000





Charming one  
bedroom flat,  
characterised by  
generous proportions  
& period features





Attractive south-facing shared garden to rear.  
Ample unrestricted on-street parking.

Extras: all fitted floor coverings, light fittings, blinds, integrated slim-line dishwasher, gas hob and oven, will be included in the sale.



Let us help you find your next  
**dream property!**



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**Second Floor**  
Approx. 68.0 sq. metres (732.5 sq. feet)

**espc** CHARTERED FIRM

**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.

## Location



Nearby Lochend Park

Lochend is ideally placed, close to Leith, Easter Road and Meadowbank. Due to its location just east of the city centre it is a popular residential area and boasts a choice of excellent green spaces, including Leith Links, Lochend Park and Holyrood Park, offering a variety of outdoor leisure opportunities, and for gym enthusiasts there is Meadowbank Fitness Centre. There are good local shops, with a larger variety can be found on Easter Road or Meadowbank Retail Park (with a Sainsbury's store), more extensive shopping can be found a short drive to Fort Kinnaird. There are excellent regular bus services, and the A1 is close by, connecting you other major road networks and the Edinburgh City By-pass.