



14/7 Hermand Crescent, Slateford, Edinburgh, EH11 1LP
Attractive two-bedroom first floor flat with private residents parking

URQUHARTS
EDINBURGH



DESCRIPTION

14/7 Hermand Crescent is an attractive two-bedroom first floor flat, forming part of a converted C Listed printworks building, set within a peaceful courtyard development with private residents parking. The property is situated in the popular Slateford area within walking distance to excellent amenities, public transport links, schools & universities, and would be a fantastic first-time buyer/professional, downsizers or buy to let investment.

Entrance hall with two storage cupboards; bright and spacious open plan living room / dining room / kitchen with twin windows to the front; modern fitted kitchen with wall & base units and integrated appliances (upgraded in 2022); two good-sized double bedrooms, one with built-in wardrobes; and a bathroom with three-piece suite.

ACCOMMODATION

Entrance hall. Living room / Dining room / Kitchen. Two bedrooms. Bathroom.

Electric heating (upgraded in 2019). Double glazing. Well-maintained communal courtyard garden with private residents parking. The development is maintained by Lowther Homes property factors and there is an approx. quarterly fee of £150 (including common buildings insurance).

NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
 3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
 4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
 6. These particulars are not intended to nor will they form part of any contract.
 7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.

LOCATION

Hermand Crescent is situated within the popular area of Slateford, lying to the west of the City Centre. There are excellent everyday amenities within the local area, together with larger supermarket shopping available at Lidl, a 24hr Asda, Sainsbury's at Westfield Road, as well as the Edinburgh West Retail Park which includes a Marks & Spencer Food Hall and Aldi. Leisure and recreational facilities within the vicinity include Fountain Park complex which has a Cineworld cinema, Nuffield Gym and several restaurants, Pure Gym on Gorgie Road and The Edinburgh Corn Exchange. Harrison Park and The Union Canal are within proximity, offering pleasant walks and bicycle routes as well as links to the Edinburgh Quay which provides further restaurants and bars. Schooling is well-represented in the area from nursery to senior level, with Napier, Heriot-Watt, and Edinburgh universities all easily accessible. Regular buses operate to and from the city centre and surrounding areas, and the City Bypass with links to the major motorway network, Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing are within easy reach. Haymarket and Slateford train stations are within easy reach.

INCLUDED IN SALE

All fitted floor coverings, light fittings, blinds (hand made to measure), and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **E**
 The property has an Energy Rating Category **C**
 Tenure Freehold



Flat 7,
 14 Hermand Crescent,
 Edinburgh,
 Midlothian, EH11 1LP



Approx. Gross Internal Area
 748 Sq Ft - 69.49 Sq M
 For identification only. Not to scale.
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