

**11/2 Hermand Crescent
Slateford EH11 1LP**

Offers Over £290,000

- Entrance hallway with 2 storage cupboards
- Spacious lounge/dining room
- Modern fitted kitchen with appliances included
- Stylish shower room
- Mezzanine area on the upper floor
- 3 bedrooms all with built in wardrobes
- Bathroom fitted with a three piece suite
- Partial double and secondary glazing
- Gas central heating
- Resident parking



Immaculate 3 bedroom duplex flat located close to the city centre and local amenities

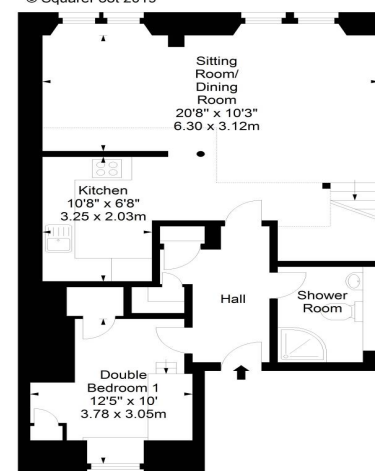
This is an immaculately presented duplex flat that forms part of a former print works and offers spacious living accommodation over two levels. The flat which is in walk-in condition throughout is ideally placed within easy access of the city centre and excellent local amenities. Slateford is approximately 1.5 miles from the city centre which can be reached by a frequent bus service that runs close by. The city bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network. Locally there are excellent shopping facilities that include an Aldi and Lidl, 24hr ASDA and the Edinburgh West Retail Park. The area is served by both primary and secondary schools both of which are within easy reach of the property. Recreational facilities include the Corn Exchange Village, a couple of gyms and walks along the Water of Leith Walkway and the Union Canal.



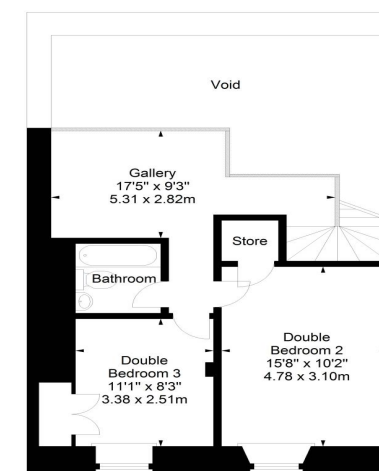
Hermand Crescent,
Edinburgh, EH11 1LP

 SquareFoot

Approx. Gross Internal Area
1169 Sq Ft - 108.60 Sq M
For identification only. Not to scale.
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Ground Floor



Mezzanine

Council Tax Band E

Energy Rating C

Viewing on Sunday 1-3pm or by appointment phone 0131 337 1800

Property Centre:
1 Harrison Gardens
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