BlairCadell
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# Flat 6, 16 Hermand Crescent, Edinburgh EH11 1QP

## Offers over £270,000

- Exceptional 3 bed apartment
- First floor
- Open plan lounge/diner with Juliete balcony
- Well appointed kitchen
- Three bedrooms - master en-suite
- Family bathroom
- Gas central heating & double glazing
- Residents and visitors parking, communal grounds

**Council Tax Band: F**
**Tenure: Freehold**
**Annual Service Charge: £800**

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## Exceptional 3 bed first floor flat

16/6 Hermand Crescent is an exceptional three bedroom apartment situated within the highly sought-after Slateford area of the city. Presented in walk-in condition, the property offers bright, spacious, and versatile accommodation throughout. Perfectly positioned, it combines everyday convenience with a relaxed residential setting, making it an ideal home for professionals, couples, or small families seeking both comfort and excellent connectivity.

The accommodation comprises a welcoming entrance hallway with a useful storage, leading to a spacious open-plan living, dining area featuring a Juliet balcony, this bright and airy space is ideal for both everyday living and entertaining. The modern kitchen is well appointed with a range of wall and base units and storage an electric oven and a gas hob. There are three generous double bedrooms, all benefit from built-in wardrobes, with the principal bedroom further enhanced by an en-suite shower room. A modern family bathroom completes the accommodation and is fitted with a three-piece suite and a mains-powered shower over the bath. Further benefits include gas central heating and double glazing throughout, ensuring excellent comfort and energy efficiency. Residents' parking is available, with two permits allocated to the property. An HMO license has previously been granted to the current owners, offering potential appeal to a range of purchasers. **Please note no warranty is given for systems.**

**Please Note:** The property is Factored by Lowther Homes with an annual charge of £800 for building insurance and maintenance.

Located just 1.5 miles from Edinburgh city centre, Slateford is a highly desirable neighbourhood. Residents enjoy access to excellent outdoor spaces, including the scenic Union Canal and the much-loved Harrison Park, ideal for walking, cycling and family outings. Nearby Craiglockhart Sports & Tennis Centre offers extensive leisure facilities, while Fountain Park Leisure Complex provides entertainment with a cinema, gym and a variety of restaurants.

Exceptionally well-served for everyday needs, Slateford offers a great selection of nearby shops, including Margiotta, a 24-hour ASDA, Sainsbury's, Lidl, Aldi and Edinburgh West Retail Park. The area is also ideally positioned for access to Edinburgh's renowned universities, including the University of Edinburgh, Edinburgh Napier University and Heriot-Watt University, all accessible by public transport, making it an attractive location for students, university staff and professionals.
The area enjoys excellent transport connections, with numerous bus services providing easy access to the city centre and Haymarket, where local train and tram links are available. In addition, the city bypass is conveniently close, ensuring quick and straightforward travel around Edinburgh and beyond.

**Viewing by appointment on 0131 337 1800**









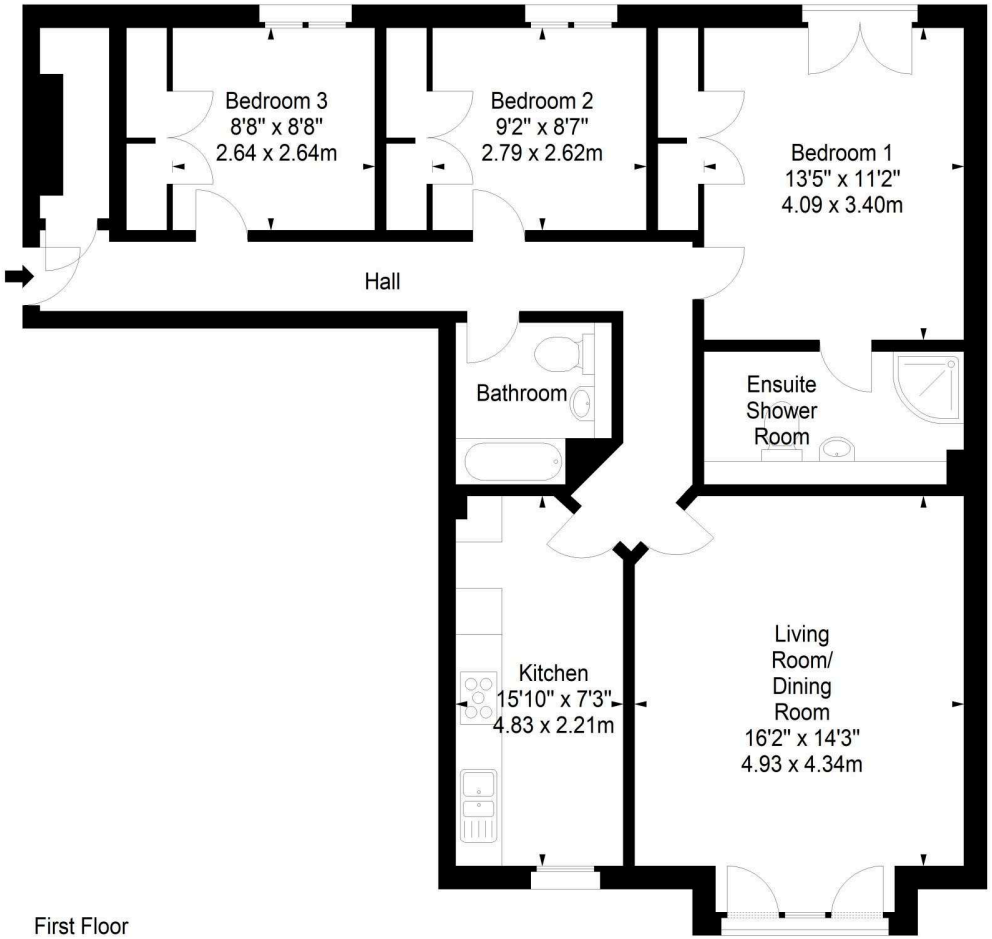




**Hermand Crescent,**
**Edinburgh,**
**Midlothian, EH11 1QP**

SquareFoot

Approx. Gross Internal Area
1034 Sq Ft - 96.06 Sq M
For identification only. Not to scale.
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First Floor





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