

**12/8 Hermand Crescent  
Edinburgh EH11 1LP**

**Offers Over £350,000**

- Beautiful living/kitchen/diner with direct access to private roof terrace
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven, integrated appliances and quooker tap
- Two double bedrooms with master featuring en-suite and built in wardrobes
- Shower room fitted with two-piece suite and mains walk in shower
- Two large box room/storage area
- Gas central heating and double glazing throughout
- Private roof terrace with no overlooking properties
- Two resident parking spaces

**Council Tax Band: E**

**Tenure: Freehold**

**Annual Service Charge: £540**

**Shared Ownership: No**



1



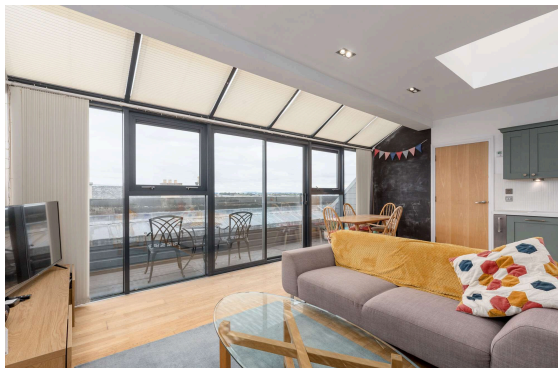
2



2



EPC B





## Flat

This exceptional two-bedroom duplex flat, boasting its own private roof terrace, is a must-see. With bright and spacious living areas, this property offers superb accommodation and must be viewed to be fully appreciated.

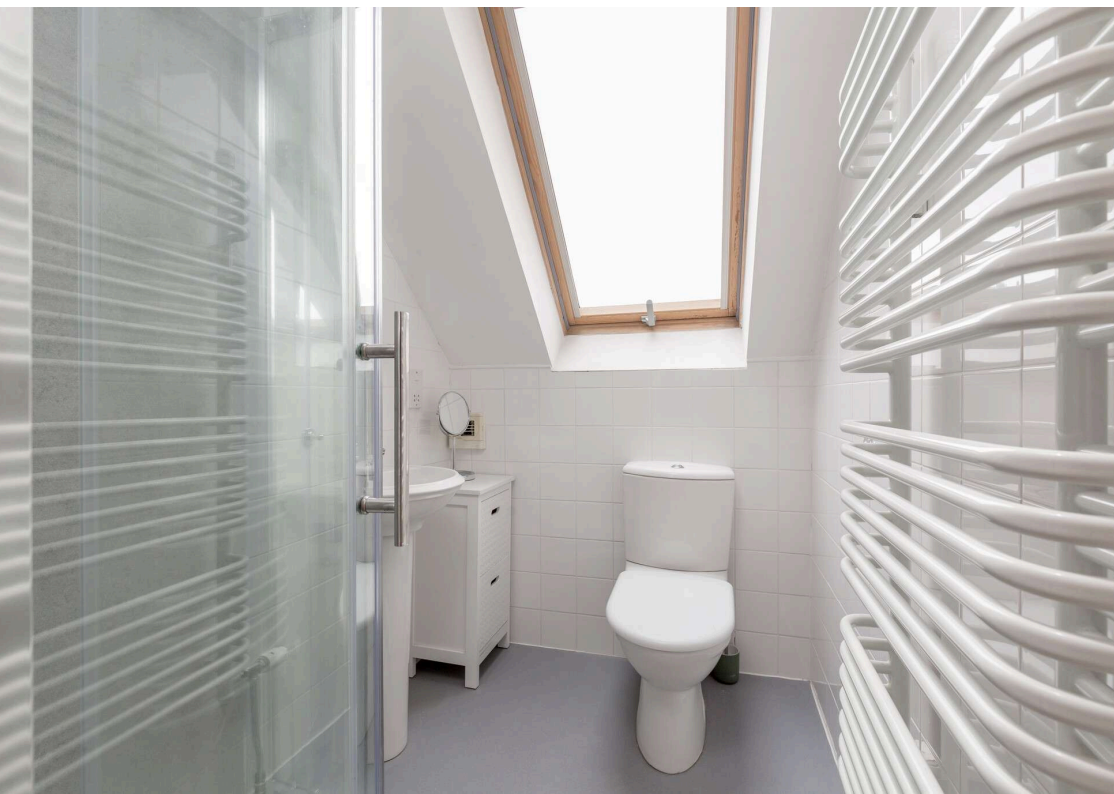
The accommodation comprises a stunning open-plan living/kitchen/dining room with direct access to the private roof terrace – perfect for hosting friends and family. The modern kitchen is fitted with an array of wall and floor-mounted units, a gas hob, electric oven, integrated appliances, and a Quooker tap providing instant boiling water. There are two generous double bedrooms, with the master benefiting from built-in wardrobes and a stylish en-suite shower room featuring a two-piece suite and mains walk-in shower. An additional shower room also features a two-piece suite and mains walk-in shower. A further highlight is the large box rooms, offering excellent storage and versatile potential as a home office or snug. Further benefits include gas central heating, double glazing throughout, and residents' parking. **Please Note:** The property is factored by Lowther Homes, with a monthly fee of £45 covering maintenance and buildings insurance.

Slateford is a popular residential area located to the southwest of the city centre, just a ten-minute drive from the bypass leading to the airport and the central belt motorway network. The city centre is easily accessible by regular public transport services, including buses running past the bottom of the road, trams, and trains, all available nearby at Haymarket. Shopping facilities in the area include the Edinburgh West Retail Park, 24-hour ASDA, Lidl, Aldi and a Sainsbury's superstore at Inglis Green, with additional access to Murrayfield Sainsbury's. Recreational facilities abound, including Nuffield and Pure Gym, Fountain Park, the Corn Exchange Village, and Murrayfield Stadium, all within walking distance and offering various fitness options. The area also boasts a variety of outdoor facilities, such as the Water of Leith Walkway, the Union Canal, and Harrison and Saughton Park & Gardens, all just a short walk away.

**Viewing by appointment on 0131 337 1800**









**Hermard Crescent,  
Edinburgh,  
Midlothian, EH11 1LP**

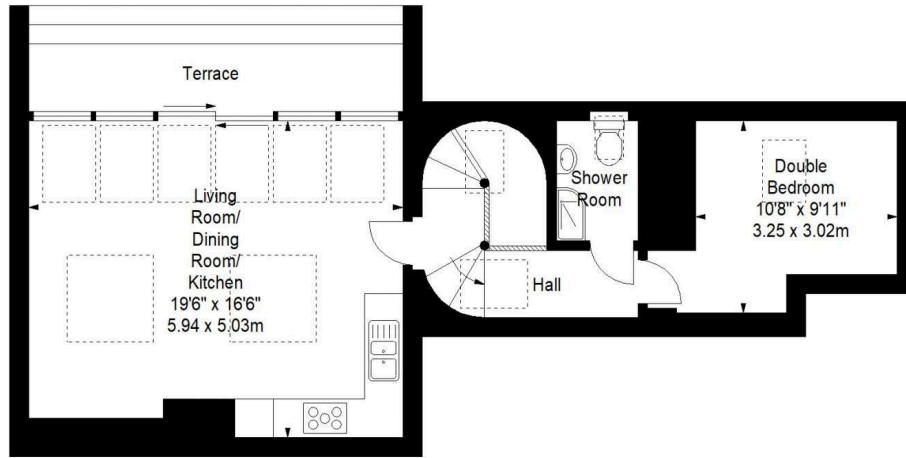


Approx. Gross Internal Area  
1299 Sq Ft - 120.68 Sq M  
Terrace

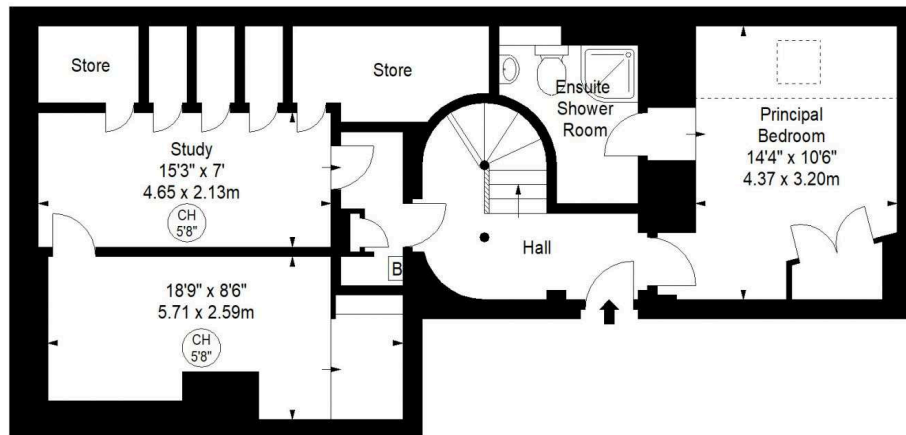
Approx. Gross Internal Area  
68 Sq Ft - 6.32 Sq M

For identification only. Not to scale.  
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Key :-  
CH : Ceiling Height



Fourth Floor



Third Floor



Property Centre:  
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