

23/1A Hermand Crescent

EDINBURGH, EH11 1RB



Unique and spacious two-bedroom ground floor flat boasting an abundance of natural light throughout



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This unique and spacious two-bedroom ground floor flat boasts an abundance of natural light throughout and has been decorated beautifully. The location provides excellent local amenities and commuter links. Early viewing is highly recommended as this property will prove to be ideal for any professional person/couple or premium Buy-To-Let investor.

THE LOUNGE/KITCHEN



Upon entering this luxurious property a welcoming hallway gives access to the open-plan reception space, main bathroom, two generous bedrooms. The open-plan living space is a large, versatile room bathed in natural light. The living and kitchen areas provide extensive space for varying configurations of furniture.



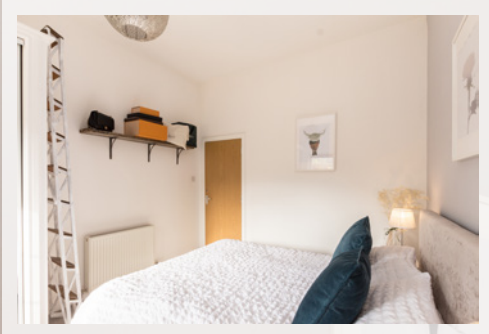
The modern kitchen offers excellent preparation, cooking and storage space with bespoke wooden worktops, integrated appliances, a huge free standing American style fridge freezer and a complete range of floor and wall-mounted units.





There are two great sized double bedrooms both are carpeted and have built-in wardrobes with sliding mirror doors. Comfort within the apartment is further assured as it benefits from a highly efficient electric hot water system.

BEDROOM 1



BEDROOM 2

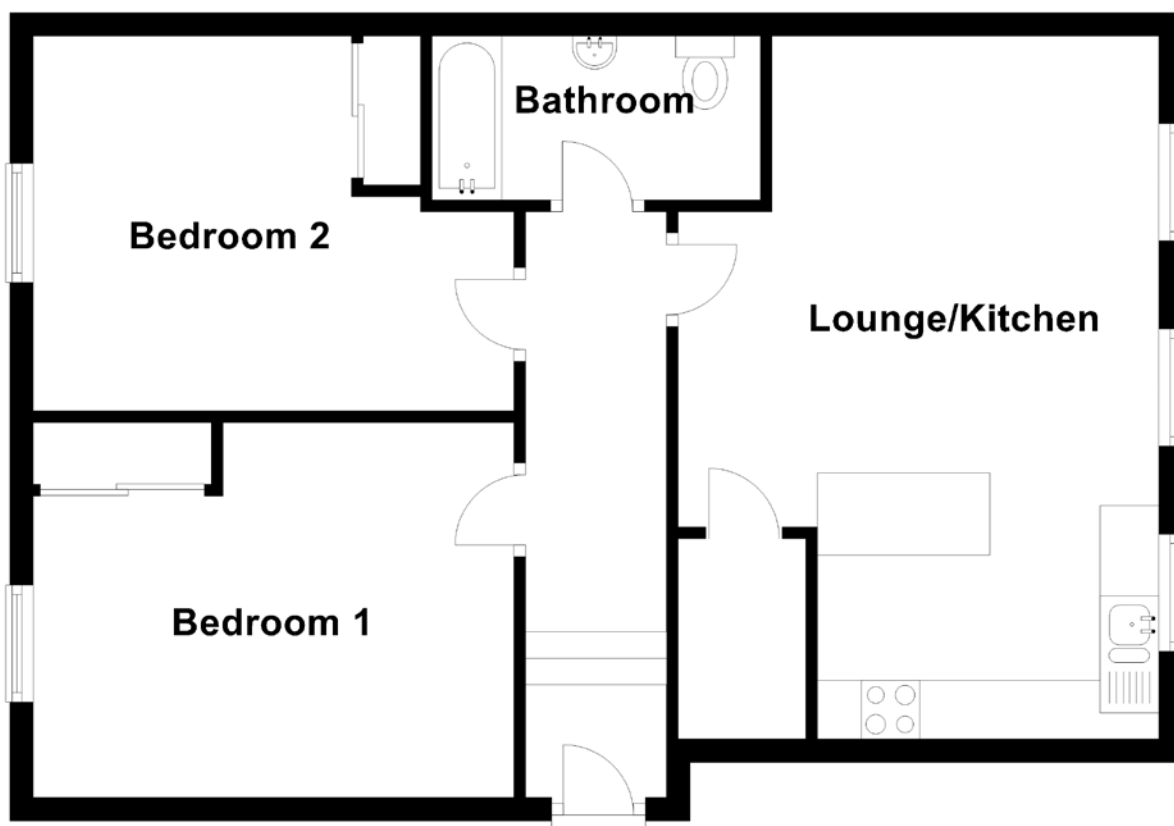


THE BATHROOM



Externally, entry into the communal building is gained via a secure entry system. Private residential parking spaces are provided for residents within the development.

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

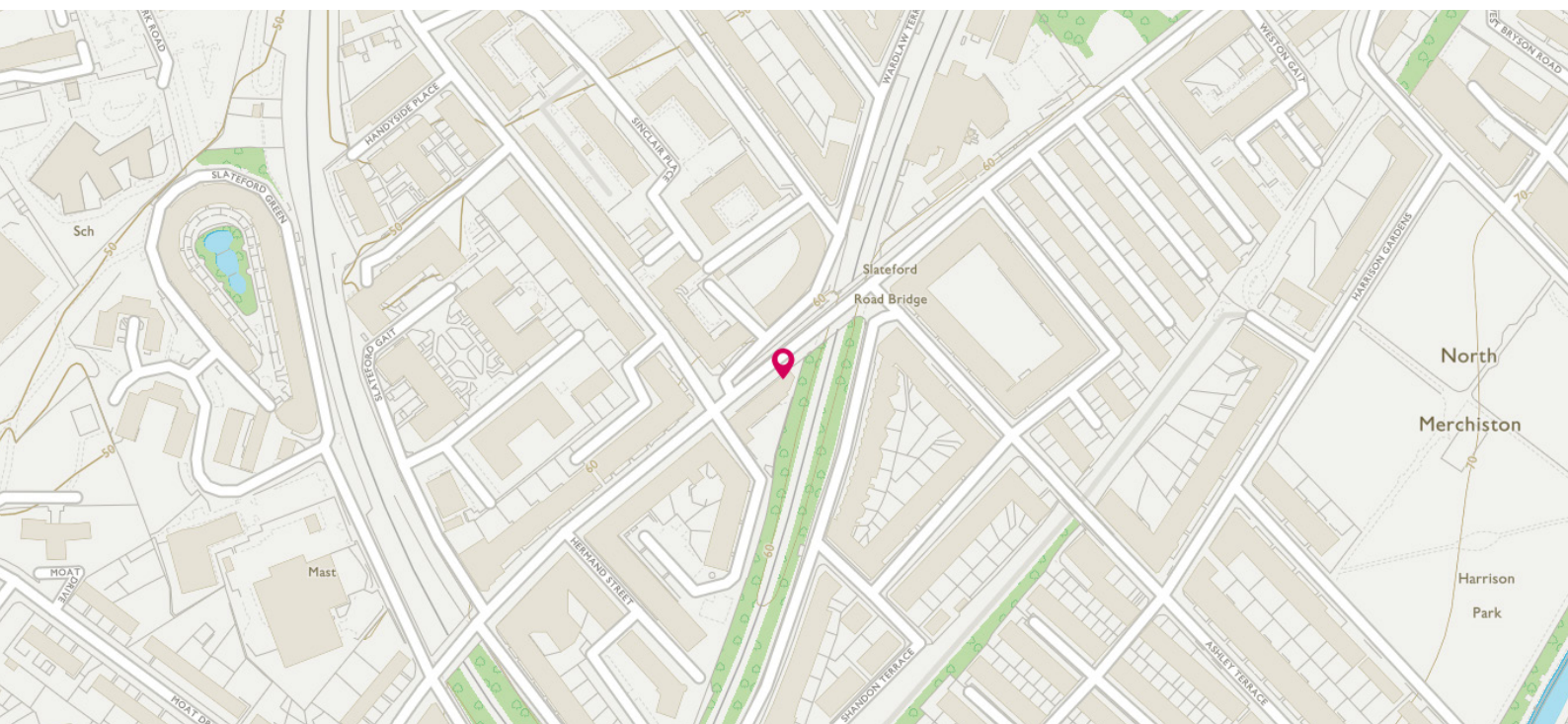
Lounge/Kitchen
Bedroom 1

6.00m (19'8") x 4.10m (13'5")
4.10m (13'5") x 3.20m (10'6")

Bedroom 2
Bathroom

4.10m (13'5") x 3.20m (10'6")
2.80m (9'2") x 1.40m (4'7")

Gross internal floor area (m²): 64m²
EPC Rating: D



THE LOCATION

Shandon is a highly sought after residential district lying to the Southwest of the city centre and located in close proximity to the West End and Princes Street. Hermand Crescent has local access to a wide choice of shopping facilities and local amenities. Should more specialised shopping be required, the nearby areas of Morningside, Bruntsfield and the city centre can be accessed by foot, bicycle, public transport or car.





The Edinburgh city bypass, which passes conveniently nearby, gives quick and easy access to the motorway systems of East, West and Central Scotland. Public transport provides excellent access across the city including direct links to Waverley and Haymarket train stations and the Edinburgh International Airport.

The nearby West End and Fountainbridge areas provide a host of entertainment facilities. These include theatres, cinemas, the Usher Hall, award-winning restaurants and bars, along with sports facilities and health clubs. The immediate area also has a variety of sports and music venues including Murrayfield Stadium and The Edinburgh Corn Exchange.

The property is close to many pleasant parks and city walks such as Harrison Park, the Water of Leith and the Union Canal. There are also highly regarded schools nearby including Craiglockhart Primary School and George Watson's College.



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