

14/13 Hermand Crescent

SLATEFORD, EDINBURGH, EH11 1LP



*A REMARKABLE DUPLEX OFFERING
SPACE BEYOND EXPECTATION*



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McEwan Fraser is delighted to present this magnificent top-floor one-bedroom duplex apartment, boasting stunning open views and an impressive internal footprint of almost 90 square metres. Ideally positioned in the ever-popular Slateford area, the property is presented to the market in very good internal order and must be viewed to fully appreciate the exceptional proportions and versatility on offer.

Upon entering, a welcoming hallway provides access to the principal reception space, a convenient WC, useful storage, and the staircase leading to the upper level.

The open-plan kitchen and living area is a superb, highly adaptable space. The L-shaped layout comfortably accommodates a substantial lounge suite along with additional freestanding furniture, creating a perfect setting for both relaxing and entertaining. A charming lightwell with a Velux window forms a naturally bright dining area, adding character and architectural interest.



The adjoining kitchen is thoughtfully designed with an extensive range of base and wall-mounted units, offering excellent preparation and storage space for the aspiring chef. Integrated appliances include a gas hob, oven, cooker hood, fridge freezer, and dishwasher. A door from the kitchen leads to a generous utility room, providing further storage and housing a washer-dryer, a practical and highly desirable addition.





Ascending the staircase, the upper level reveals a truly remarkable double bedroom suite. Exceptionally spacious and beautifully bright, this impressive room offers tremendous flexibility for personalisation, whether incorporating a seating area, workspace, or enhanced dressing space. The bedroom benefits from fitted wardrobes, integrated storage, and a dedicated dressing area.

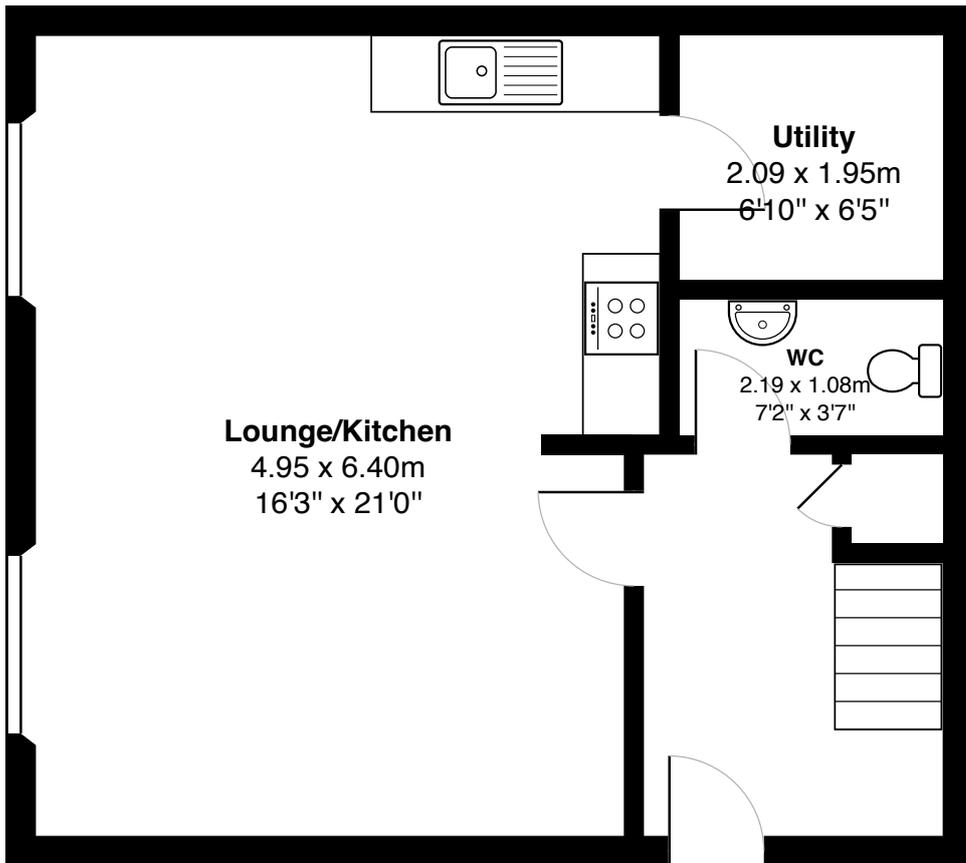
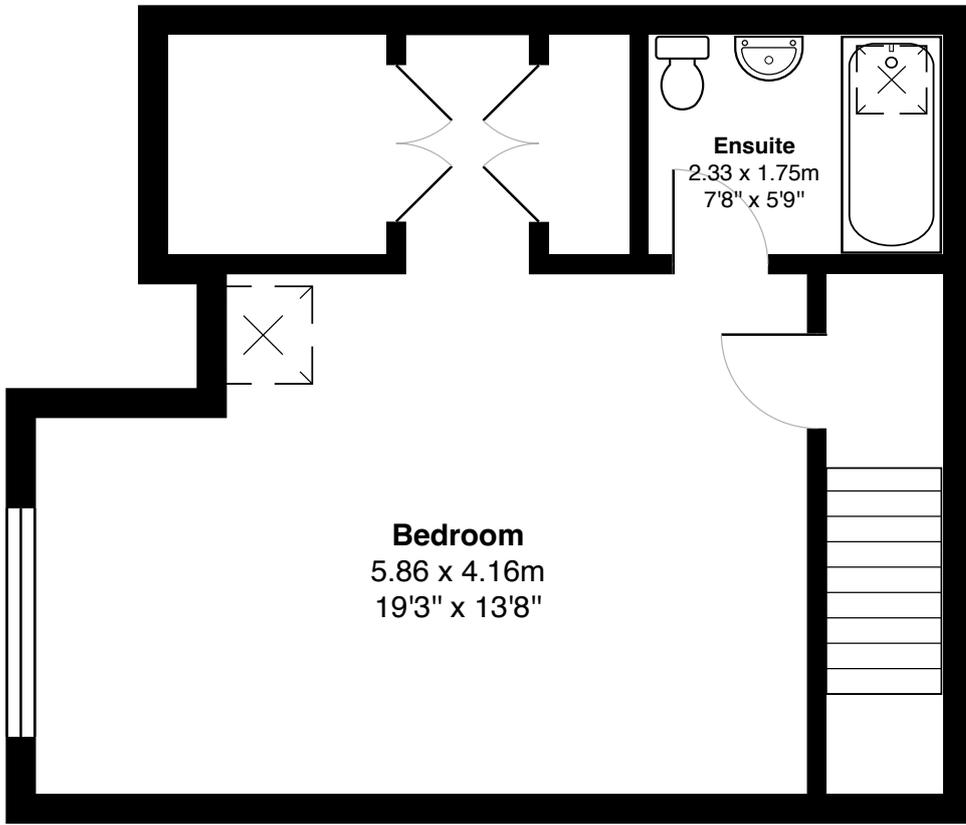






The full-sized en-suite bathroom is flooded with natural light via an electric Velux window. Fully tiled, it features a contemporary three-piece suite with a shower over the bath.





Gross internal floor area (m²): 84m²

EPC Rating: C



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Further benefits include two allocated residents' parking spaces and excellent public transport links, making this an ideal home for professionals, downsizers, or investors alike.



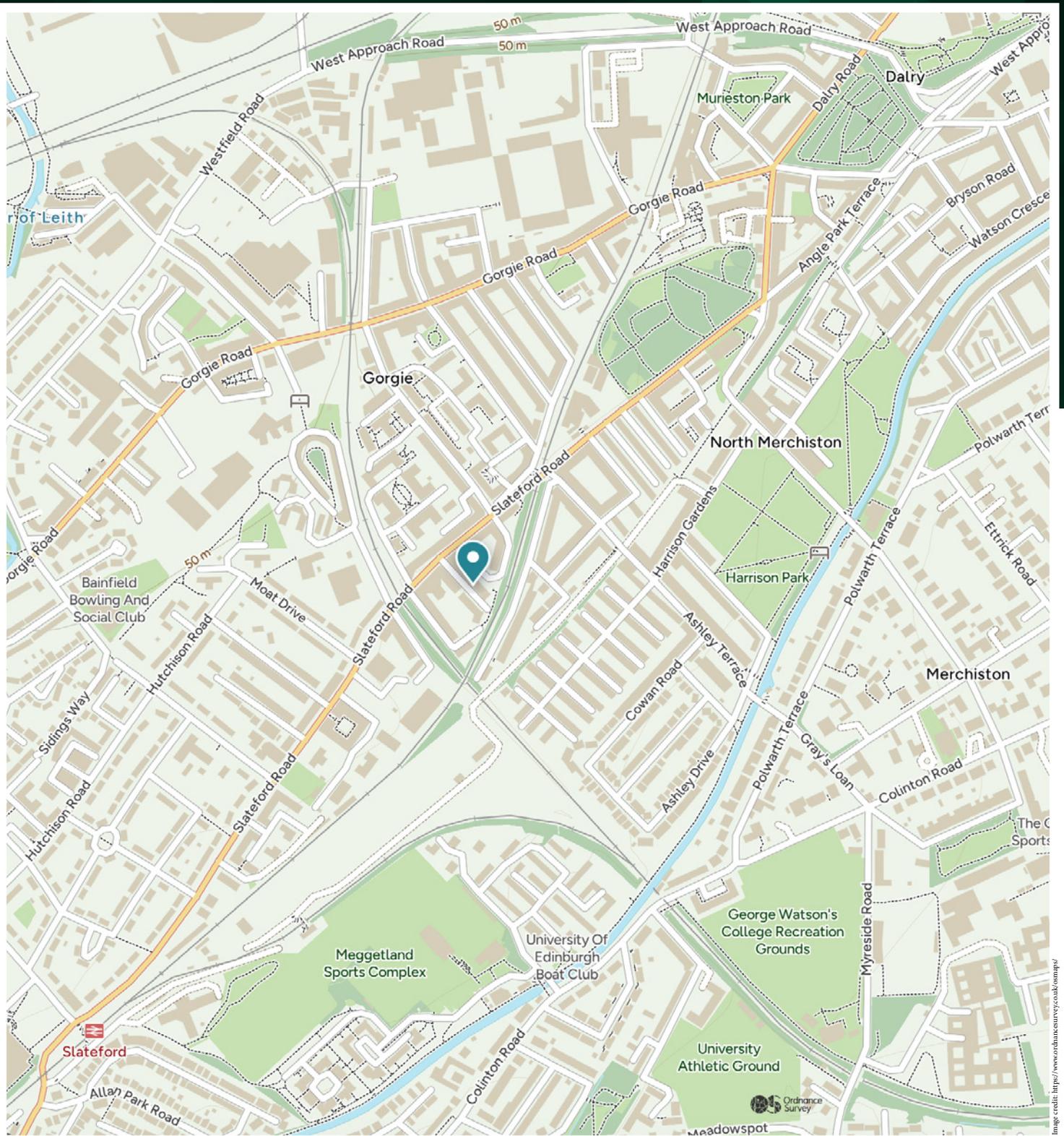


Situated in the popular and well-connected Slateford district of Edinburgh, this factory conversion on Hermand Crescent offers contemporary urban living with excellent transport links and a wealth of amenities close at hand.

Perfectly positioned for commuting and leisure alike, the area benefits from superb public transport connections, with Slateford Train Station just a short walk away offering direct services to Edinburgh Waverley and Glasgow. Frequent Lothian Buses provide easy access to the city centre, universities and beyond, while nearby Harrison Road and Gorgie Road connect seamlessly to the city's major routes and the City Bypass.

Slateford and neighbouring Gorgie and Dalry boast a lively mix of local cafés, independent shops and supermarkets, including a large 24-hour Asda, Sainsbury's and Aldi, all within easy reach. For leisure, residents can enjoy the nearby Union Canal, perfect for walking, running or cycling, as well as access to Harrison Park and Meggetland Sports Complex. Fitness enthusiasts will also appreciate the Edinburgh Corn Exchange leisure facilities and several nearby gyms and fitness studios.

The Location



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