

# 15/8 Hermand Crescent

SLATEFORD, EDINBURGH, EH11 1LP



*TWO BED, TWO BATH, APARTMENT AT A CONVERTED  
PRINTWORKS IN THE HEART OF SHANDON*



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McEwan Fraser is delighted to present this stylish two-bedroom, two-bathroom, first floor flat on Hermand Crescent. The property occupies a prime position in a converted Victorian print-works. This highly regarded development is a seamless blend of old and new with all the conveniences of modern living in a building with real personality.

Internally, the property is presented in excellent condition. The accommodation is focused on a generous open plan kitchen/living/dining room. The living space is neutrally finished and boasts ample natural light from a window and door, which opens onto a Juliet balcony. There is a huge floor space that gives an incoming purchaser tremendous flexibility to create their ideal entertaining space. The kitchen is set to the rear and includes a good range of base and wall mounted units with an integrated gas hob, oven, fridge freezer, dishwasher and ample prep and storage space. A separate utility room is accessed from the kitchen and gives space for the washing machine and handy additional storage space.





open plan area





# master & en-suite

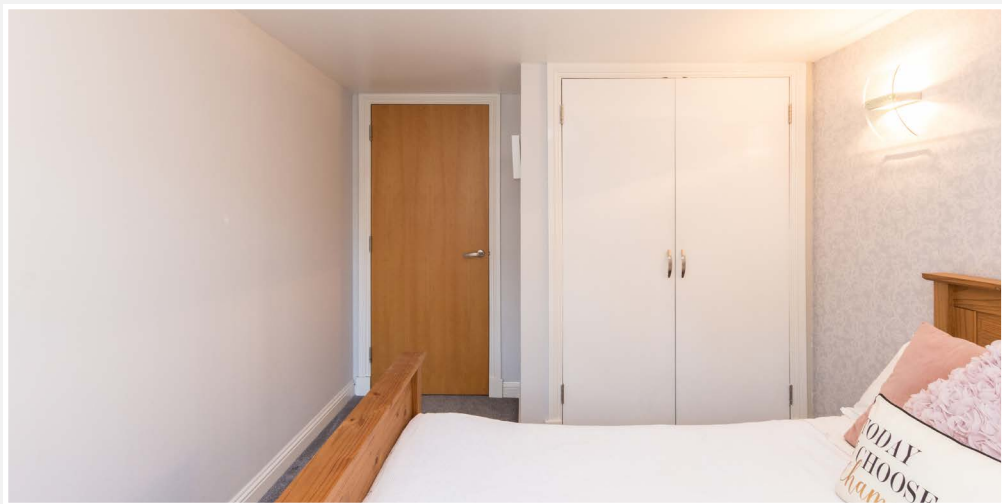


There are two bedrooms, both well-proportioned doubles with integrated wardrobes and plenty of space for a full range of supporting furniture. The master bedroom further benefits from access to an en-suite shower room. The internal accommodation is completed by the master bathroom, which is partially tiled and includes a three-piece suite with shower over bath.

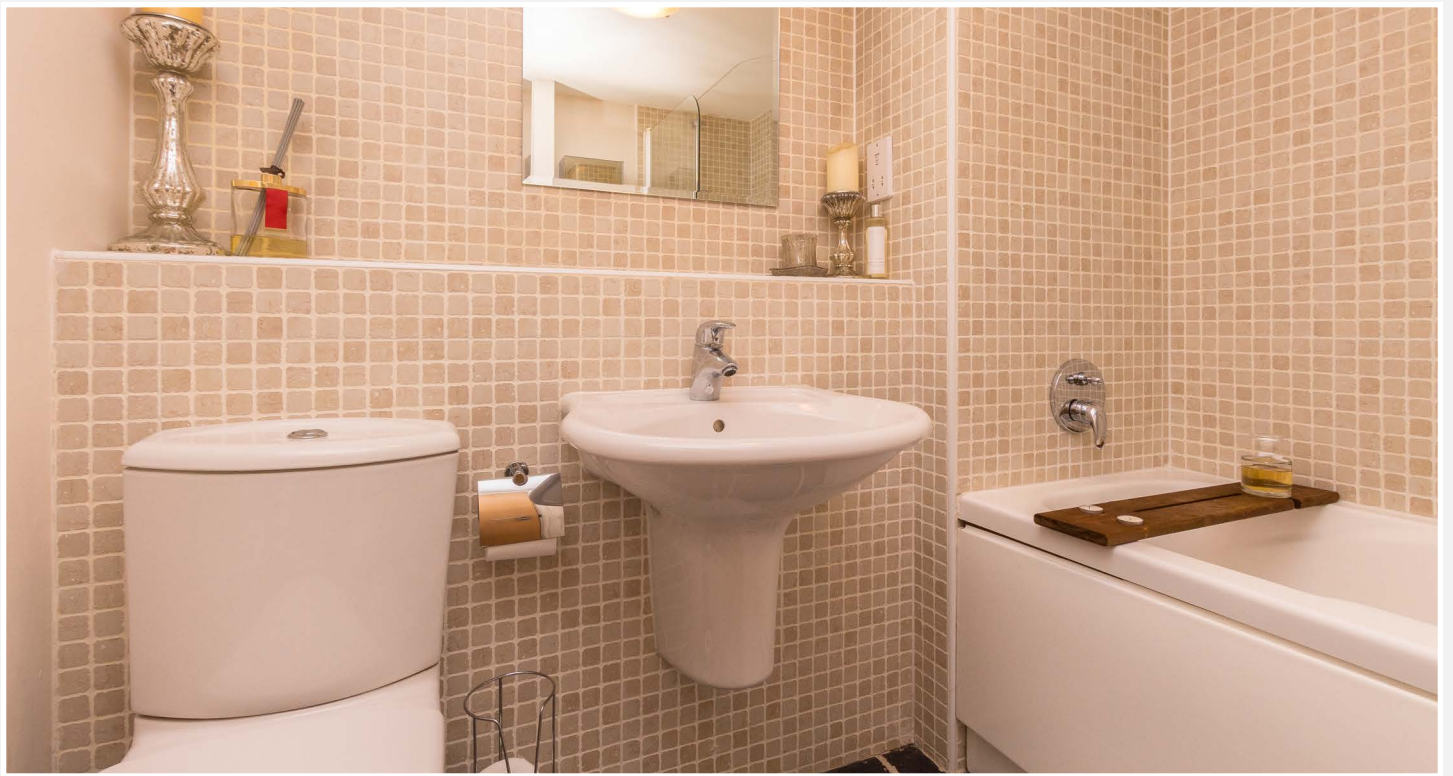
Further benefits include ample residents parking, double glazing, electric heating and a secure entry system.

This is a superb property, and viewing is highly recommended.



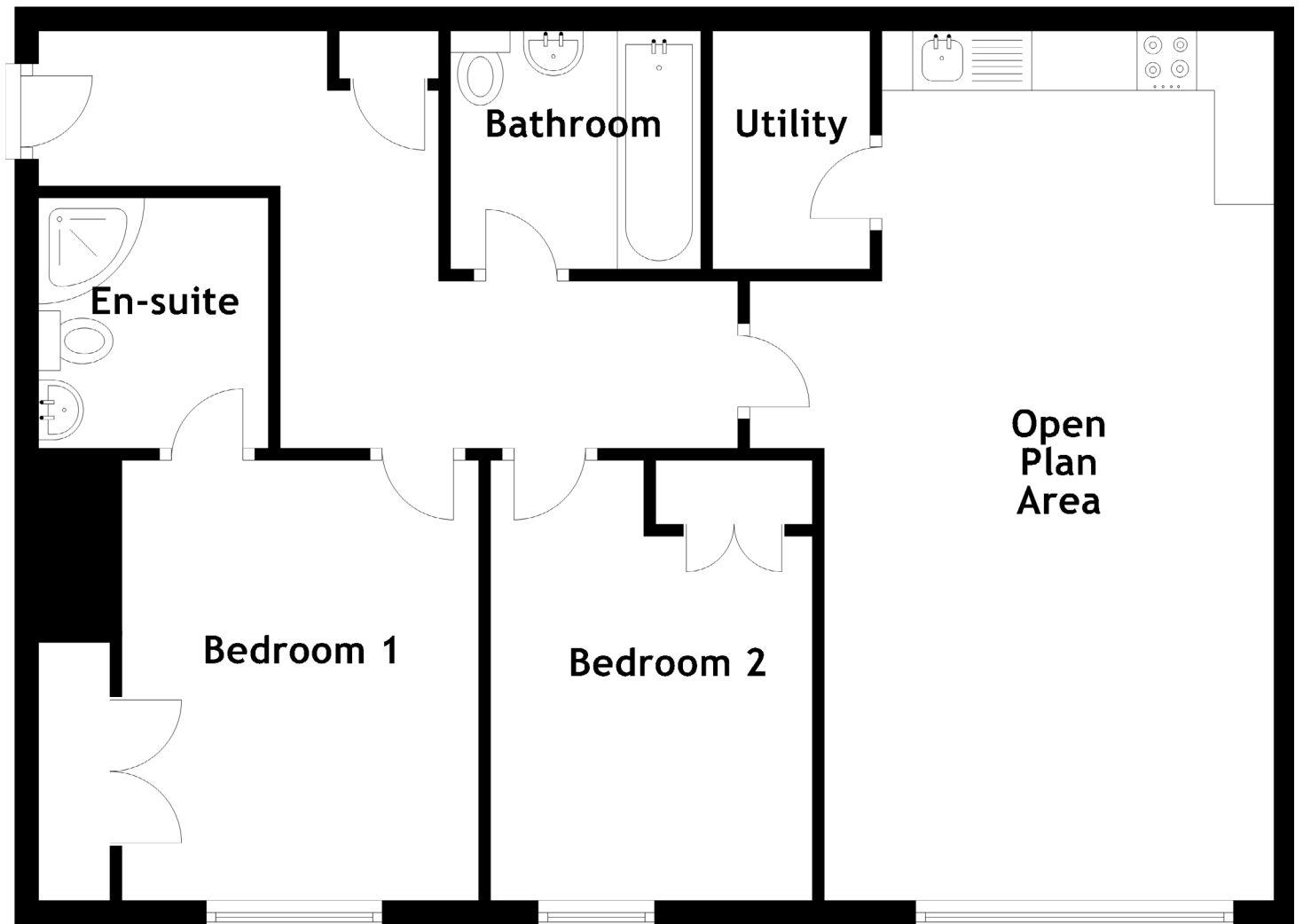






**the bathroom**

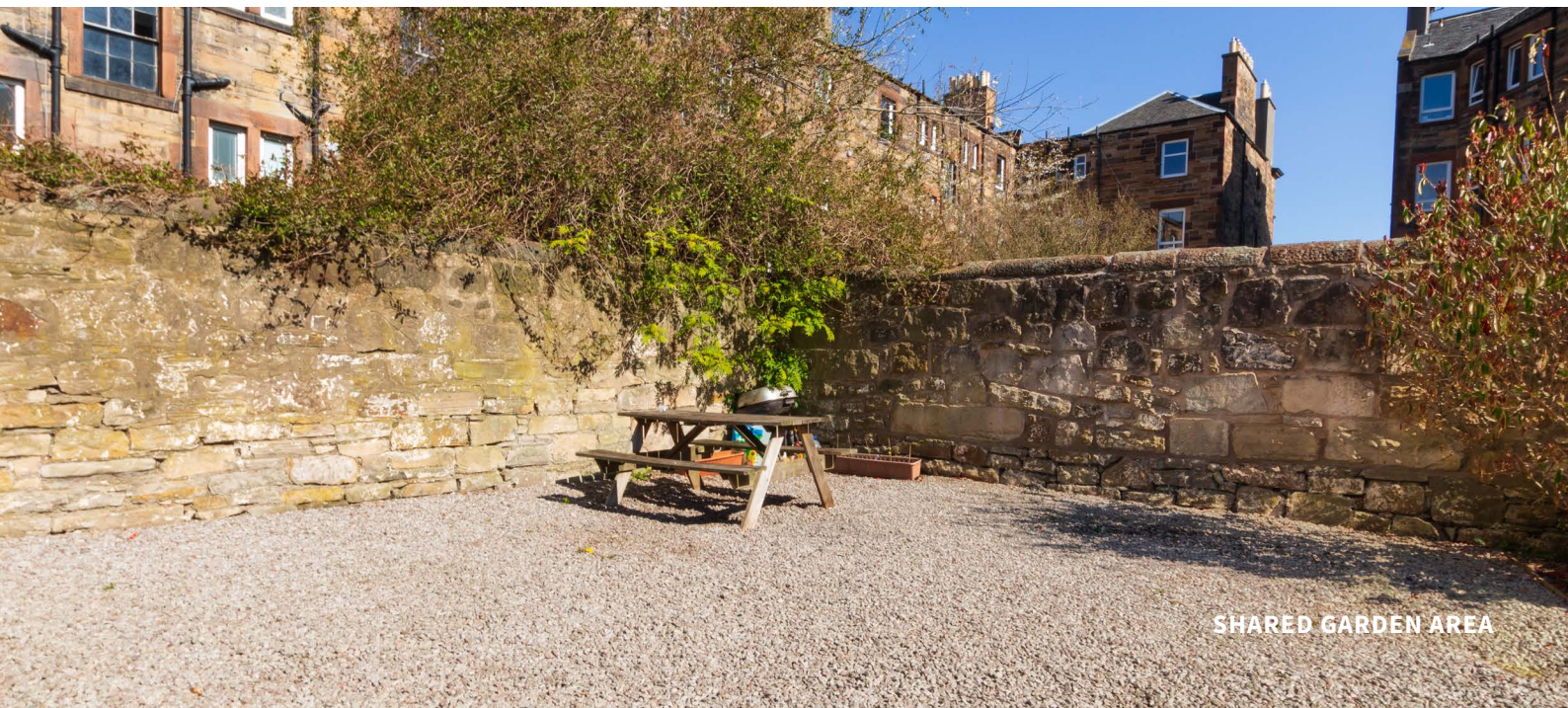




Approximate Dimensions  
(Taken from the widest point)

Open Plan Area	7.30m (23'11") x 4.40m (14'5")
Bedroom 1	3.70m (12'2") x 3.10m (10'2")
En-suite	2.10m (6'11") x 1.90m (6'3")
Bedroom 2	3.80m (12'6") x 2.70m (8'10")

Bathroom	2.10m (6'11") x 2.00m (6'7")
Gross internal floor area (m <sup>2</sup> ): 72m <sup>2</sup>	
EPC Rating: B	



SHARED GARDEN AREA



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

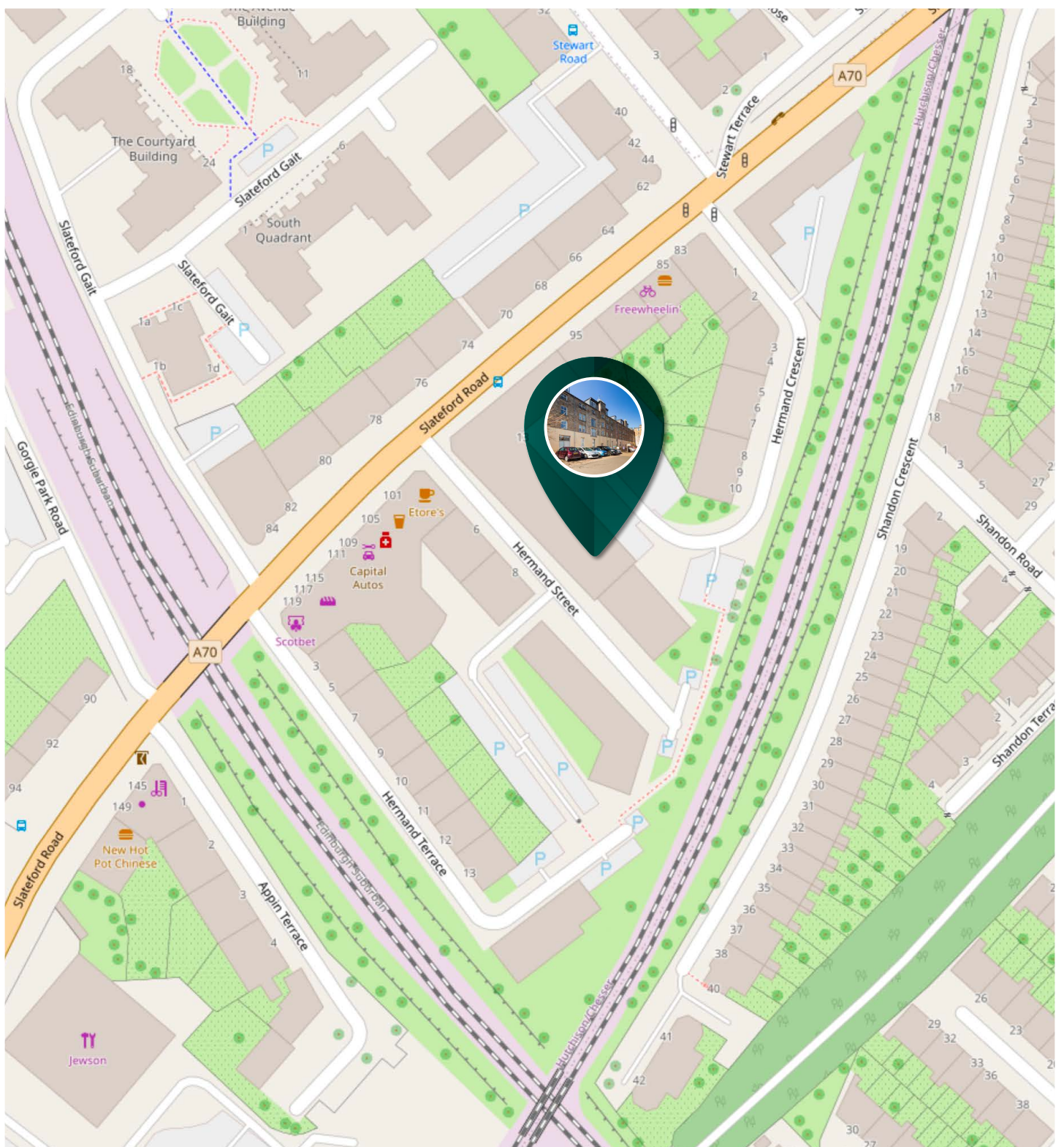
stations and the Edinburgh International Airport.

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.







# McEwan Fraser Legal

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