





SA &T

14/8 Hermand Terrace Edinburgh, EH11 1QZ

4 2 1

EPC Rating B

Council Tax Band F





" A well-appointed, four bedroom apartment, set on the third floor within a factored development. Ideally located in the popular residential area of Slateford. "

Features

- Third floor, two storey apartment
- Large living/dining room space
- Galley style kitchen
- Four double bedrooms, including primary bedroom with en-suite
- No onward chain
- Gas central heating & double glazed windows





The accommodation is thoughtfully laid out, boasting generously proportioned rooms, ample built-in storage, and a neutral décor throughout, providing a blank canvas ready for personalisation. The property has also been ran as a successful holiday let for the past 10 years and could continue to (subject to holiday let license application).

At the heart of the home, a bright and spacious living and dining room forms a welcoming setting for both everyday relaxation and entertaining guests. The elevated position offers the most remarkable views across the city and south onwards. Adjacent to this, the galley kitchen features a range of wall and base units, offering excellent storage and workspace.









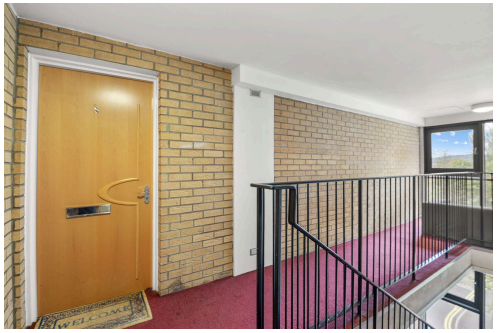




The second bedroom on this level, also offers a similar level of size with the addition of a large storage cupboard which could be converted into an en-suite if desired (and subject to planning). Downstairs there are two further double bedrooms each with in-built wardrobes offering additional family space or for one to be used as a home office. Completing the accommodation is the main bathroom, fitted with a modern three-piece suite comprising a shower-over-bath, tiling, and wet wall panelling for a sleek, easy-care finish.

The property further benefits from double glazing, gas central heating, adding to its overall comfort and appeal. With its combination of modern design, generous space, and prime location, this property represents an excellent opportunity to acquire a stylish apartment within a well-maintained and sought-after development.









Location

Characterised by its majestic viaducts and rich industrial heritage, the popular suburb of Slateford boasts a charming small town ambience with a wealth of local services and amenities. Situated approximately three miles southwest of the city centre, the area is intersected by the picturesque Union Canal, whose leafy banks promise a tranquil walking or cycling route right into the city centre. Residents of Slateford enjoy a multitude of leisure and entertainment facilities right on their doorstep as well, including Fountain Park Leisure Centre (home to a multi-screen cinema, a bowling alley, a gym and a selection of family restaurants) and Meggetland Sports Complex, where you will find unrivalled team sports facilities.

The abundance of local amenities includes a choice of major supermarkets and a vibrant mix of independent retailers, high-street stores and local businesses that line the streets of neighbouring Gorgie and Dalry. Slateford offers an excellent range of schooling from the early years to primary and secondary education whilst it is also ideally placed for many university campuses. Frequent bus services provide swift and easy access into the city centre and Slateford train station also provides regular services between Edinburgh Waverley and Glasgow Central station. Owing to its position southwest of the city centre, Slateford enjoys convenient access to Edinburgh City Bypass, Edinburgh International Airport and the M8/ M9 motorway network.

Directions:
What3Words provides a precise location for properties by assigning a unique three- word address to every 3m x 3m square on the planet, this properties What3Words: /// ///unions.events.lock

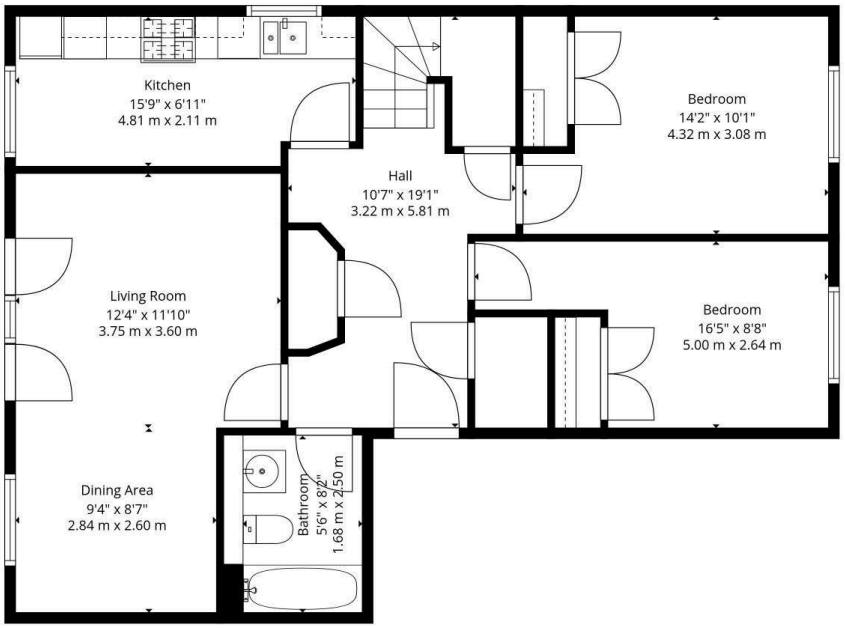


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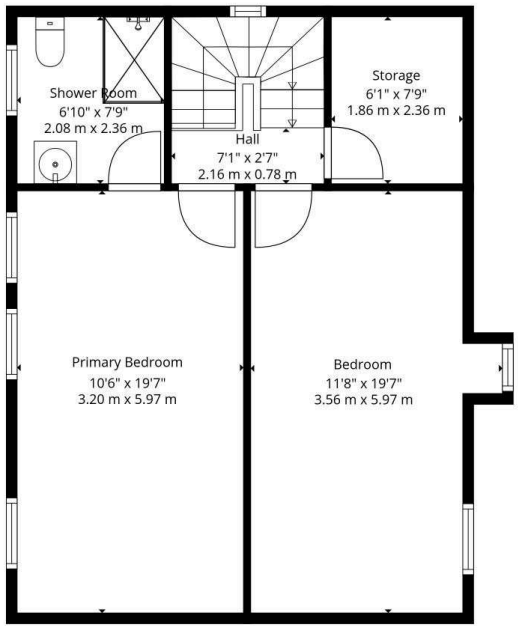
STURROCK
ARMSTRONG
& THOMSON

Contact us
7a Dundas Street,
Edinburgh EH3 6QG

T: 0131 225 4082
F: 0131 556 2079
E: property@satsolicitors.co.uk
www.satsolicitors.co.uk



Floor 1



Floor 2

TOTAL: 1386 sq. ft, 129 m2
FLOOR 1: 857 sq. ft, 80 m2, FLOOR 2: 529 sq. ft, 49 m2
EXCLUDED AREAS: LOW CEILING: 47 sq. ft, 6 m2, WALLS: 119 sq. ft, 9 m2

Measurements Deemed Highly Reliable But Not Guaranteed.

Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.

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