





McEwan Fraser Legal

Solicitors & Estate Agents

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7 Hermand Crescent

SHANDON, EDINBURGH, EH11 1QP










LOCAL AREA IMAGES OF CANAL AND HARRISON PARK












IMMACULATLEY PRESENTED TWO BEDROOM MAIN DOOR FLAT

LOCATED IN THE PICTURESQUE AREA OF SHANDON

SHANDON
EDINBURGH, EH11 1QP

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, Bruntsfield as well as Morningside. In the immediate vicinity there is a wide choice of shopping facilities and these can supply all daily requirements. Should more specialised shopping be required, the nearby city centre can either be accessed by foot, car or public transport and here a greater range of facilities can be found.

The Edinburgh City Bypass, which passes conveniently nearby, gives quick and easy access to the motorway systems of east, west and central Scotland and therefore the property may be of particular interest to anyone required to travel perhaps in connection with work.

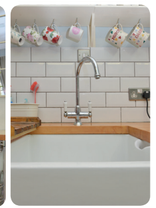
Edinburgh's entertainment facilities tend to be very highly concentrated at the nearby West-End, which offers theatres, cinemas, the Usher Hall, all manner of hotels, restaurants and bars, along with sports facilities and health clubs. If the return trip on foot is out of the question, a taxi trip will be extremely quick and inexpensive.

There are an excellent range of local schools within walking distance, both in the private and public sectors.















7 HERMAND CRESCENT

McEwan Fraser Legal is delighted to present to the market this well presented two bedroom main door flat that is in excellent decorative order and would make a good purchase for any young family or professional couple

VIEWING IS HIGHLY RECOMMENDED

The property is entered into through a welcoming hallway, which provides access to the accommodation on offer as well as three generous sized storage cupbords. The large airy living room provides an attractive living space with large bay window to the front allowing for natural light and plenty of room for furniture and units. The space also has delightful original features that include a feature fire place and detailed cornice work.

The kitchen is a large open space flowing into the dining area and boasts a full range of base and wall mounted units which give great prep and storage space for the aspiring chef. This space features French doors to the communal rear garden, again, flooding the room with natural light. This area also benefits from having a separate utility room with window for extra storage.

Bedroom one is located looking out the front of the property, again being flooded with natural light, allowing space for additional free-standing furniture, if required. The current owners have included modern storage along one wall of the room that is covered by a full length curtain. Bedroom two is located at the rear of the property with a window to the rear. The modern, well fitted bathroom makes excellent use of space and completes the accommodation.

External garden to the front is laid to a mix of astroturf grass and chips while a large hedge provides privacy. The rear garden is a large communal space, which is very well maintained and is laid to lawn with some landscaped sections.

Fully future proofed with a static Cat5 network throughout, allowing for modular wifi or wired connection in every room. The property currently features multi room audio and a home automation system which can be included by negotiation.



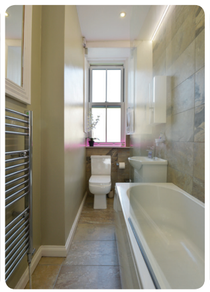




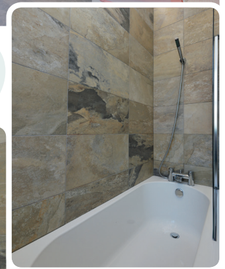


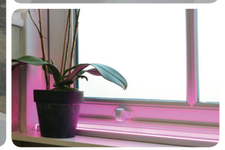
...THE MODERN, WELL
FITTED BATHROOM MAKES EXCELLENT USE OF SPACE...



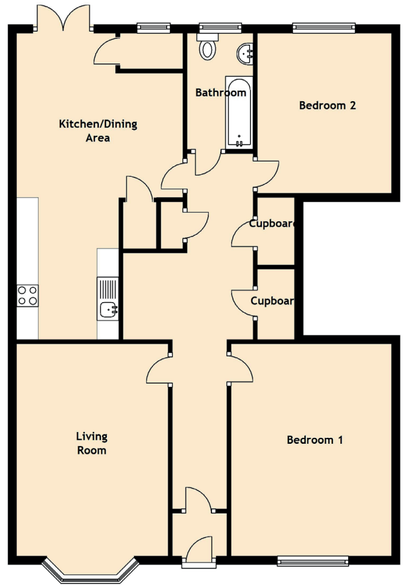








SPECIFICATIONS
FLOOR PLAN / LOCATION



Approximate Dimensions
(Taken from the widest point)

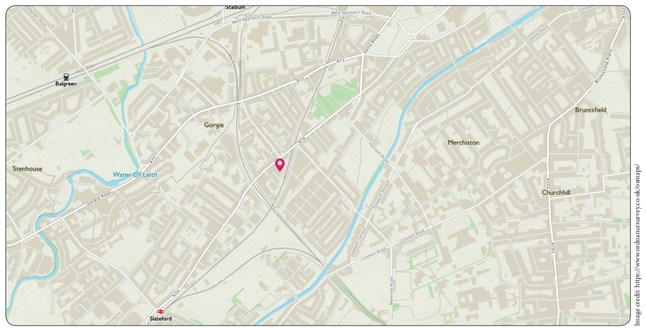
Living Room	4.88m (16') x 3.48m (11'5")
Kitchen/Dining Area	7.05m (23'2") x 3.82m (12'6")
Bedroom 1	4.70m (15'5") x 3.69m (12'1")
Bedroom 2	3.68m (12'1") x 3.08m (10'1")
Bathroom	2.67m (8'9") x 1.36m (4'6")

Gross internal floor area (m²) - 100 m²

EPC Rating - C

EXTRAS
(Included in the sale)

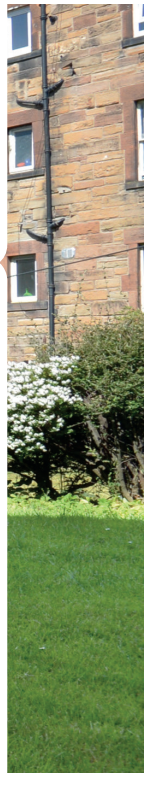
Fitted blinds, integrated dishwasher, bespoke LED lighting features included.
Home automation, multi room audio, white goods, feature lighting fixtures by negotiation.











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Part Exchange Available

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GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
THE SUNDAY TIMES
THE TIMES



Text and description
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