





McEwan Fraser Legal

Solicitors & Estate Agents

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14/13 Hermand Crescent

SLATEFORD, EDINBURGH, EH11 1LP

LOCAL AREA













TRULY UNIQUE DUPLEX ONE BEDROOM APARTMENT OFFERED TO THE MARKET IN 'WALK-IN' CONDITION

Slateford 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.

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 areas of Morningside and indeed the 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. Slateford and Haymarket train stations are also in close proximity. Therefore the property maybe 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. Here there are 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.













14/13 HERMAND CRESCENT

McEwan Fraser is delighted to present this magnificent top floor one-bedroom duplex apartment with fantastic views to the market. Well located in Slateford, the property is presented to the market in excellent internal order and with almost ninety square meters of internal accommodation, this is an apartment which must be viewed to fully appreciate the proportions on offer.

On entering the property, a welcoming hallway gives access to the main reception space, storage, WC and the stairs to the upper floor. The open plan kitchen reception is a large, versatile room. The reception space is 'L - shaped' offering space for a large suite and accompanying free standing furniture. A lightwell with Velux window offers a natural spot for a dining table. The adjoining kitchen offers a complete range of base and wall mounted units providing excellent prep and storage space for the aspiring chef. Gas hob, oven, cooker hood, fridge freezer and dishwasher are all integrated. A door in the kitchen gives access to a generous utility room with further storage space and a washer dryer.

Climbing the stairs, you find a truly remarkable double bedroom with dressing area, fitted wardrobes, integrated storage and a full size en-suite bathroom. The bedroom is a beautifully bright room with an incredible amount of floor space. This will give you tremendous flexibility to adapt the room to your own needs and tastes. The attached en-suite bathroom is flooded with natural light from the electric Velux window. It benefits from being fully tiled and comes with a three-piece suite with shower over bath

Additionally, the property boasts two residential parking spaces and excellent public transport links.









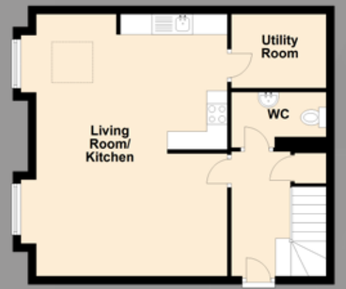


PROPERTY SPECIFICATIONS

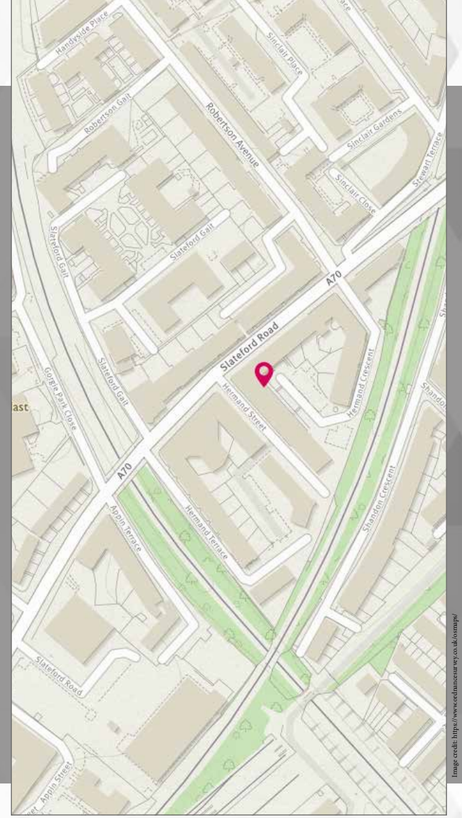
APPROXIMATE DIMENSIONS
(Taken from the widest point)

Living Room/ Kitchen	6.40m (21') x 4.67m (15'4")
WC	2.32m (7'7") x 1.35m (4'5")
Bedroom	6.55m (21'6") x 5.84m (19'2")
Bathroom	2.34m (7'8") x 1.76m (5'9")

GROSS INTERNAL FLOOR AREA (m²) 86m² EPC RATING C









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Part Exchange Available

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GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2016
THE SUNDAY TIMES



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