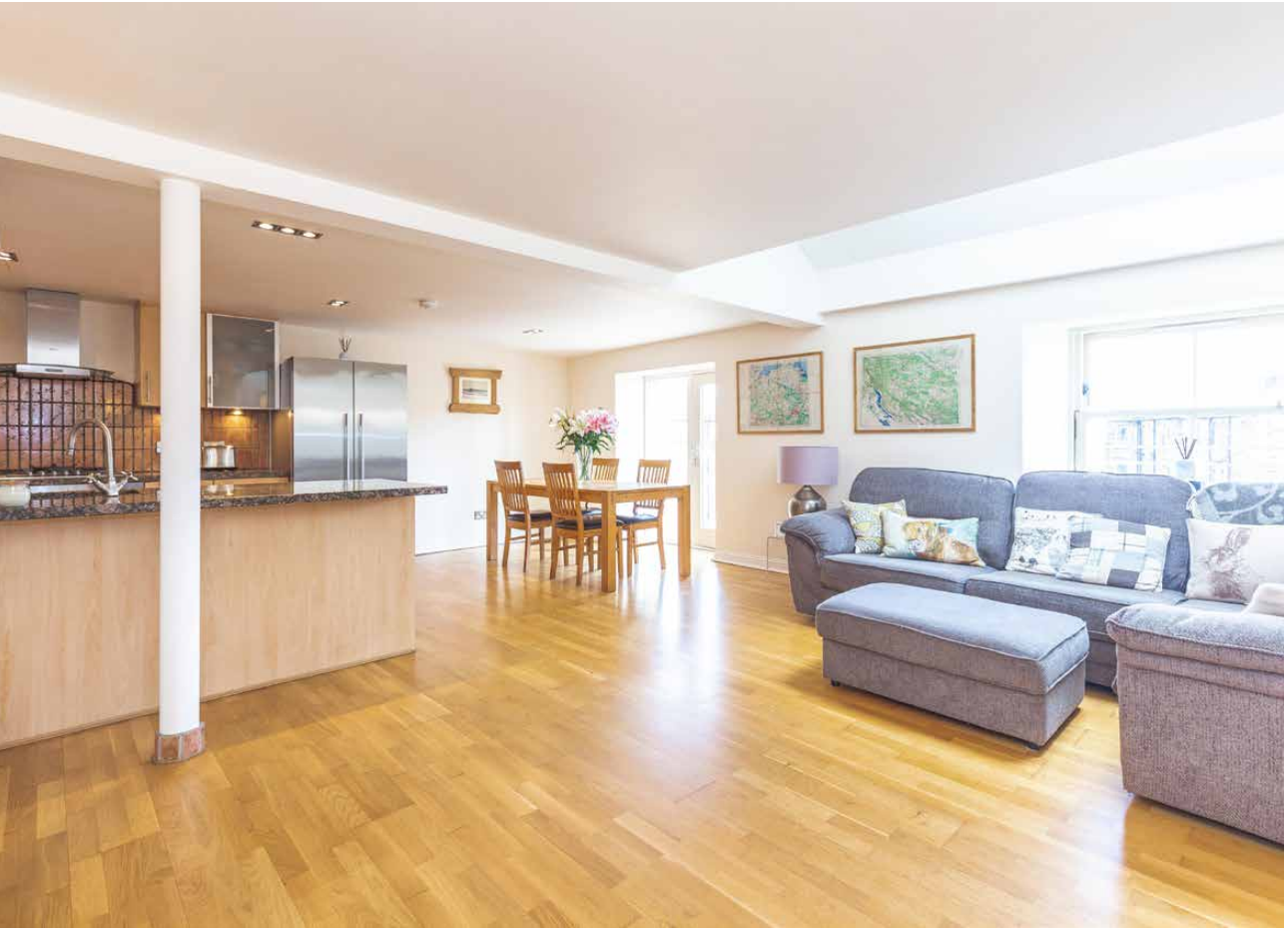






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15/16 Hermand Crescent

SHANDON, EDINBURGH, EH11 1LP

The Local Area

Shandon is a highly sought-after residential neighbourhood lying to the Southwest of the City Centre and is characterised by beautiful parks, historic architecture and access to the magnificent waterways of Edinburgh. The property itself is close to many pleasant green spaces including Harrison Park, the Water of Leith and the Union Canal.

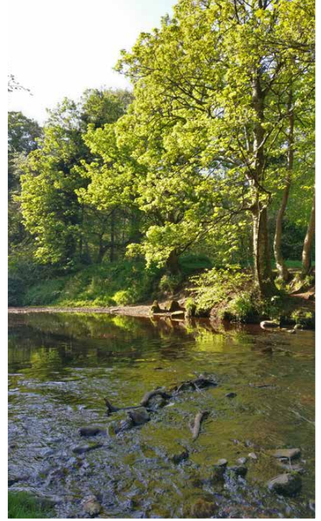
The Shandon area is exceptionally well served by a wide choice of shopping facilities and local amenities. The nearby areas of Morningside and Bruntsfield also have a charming selection of independent retailers and thriving café culture. Should more specialised shopping be required, the City Centre can be easily accessed by foot, bicycle, public transport or car.

Locally there are a variety of sports and music venues including Murrayfield Stadium and the Edinburgh Corn Exchange. The close by areas of Fountainbridge and the West End provide a host of further entertainment facilities including theatres, cinemas, health clubs, and award-winning restaurants and bars.

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.

Highly regarded schools are also within the local area, including Craiglockhart Primary School and George Watson's College.









15/16 Hermand Crescent

This unique and spacious three-bedroom duplex penthouse boasts an abundance of natural light throughout and over 125 square meters of internal accommodation. The penthouse is quietly located in a renovated 19th Century Printworks in the very desirable area of Shandon. The location provides excellent local amenities and commuter links.

Upon entering this luxurious property, a welcoming hallway gives access to the open-plan reception space, main bathroom, a generous third double bedroom, two storage cupboards and the stairs to the upper floor.







The open-plan reception space is a large, versatile room bathed in natural light. The living and dining areas provide extensive space for a large seating area, substantial dining table and accompanying free standing furniture. The modern kitchen offers excellent preparation, cooking and storage space with bespoke granite worktops, integrated appliances and a complete range of floor and wall mounted units. The kitchen is also home to a gorgeous French door fridge freezer and full-size dishwasher. The 5-ring gas hob, oven, cooker hood and microwave are all integrated. A convenient utility room is adjoined to the kitchen with further storage space and clothes washing facilities.

On the upper floor there is a bright and spacious landing which gives access to a remarkable master bedroom, a spacious second double bedroom and a light, functional study. The master bedroom has an exquisite full size en-suite shower room and is fitted with two double wardrobes. The second double bedroom also includes a built-in double wardrobe. All three bedrooms are beautifully bright rooms with extensive floor space. This will give you tremendous flexibility to adapt the rooms for your own needs and tastes.







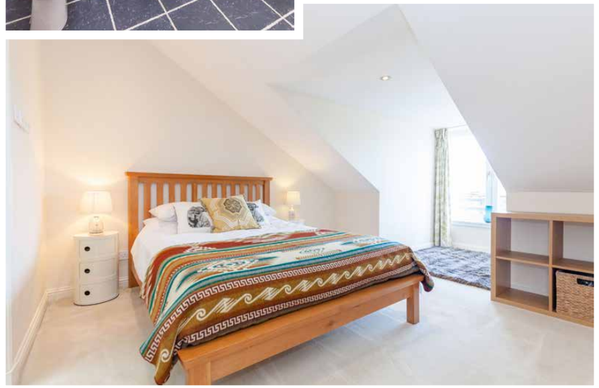




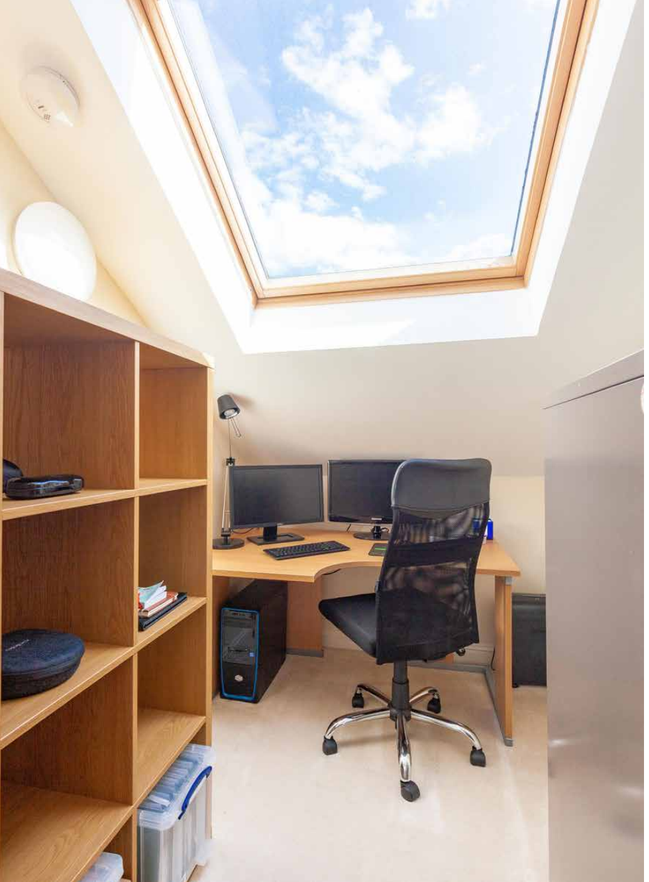


The property has solid oak flooring throughout the lower floor and upper landing, and plush carpets in the upper two bedrooms, study and staircase. Comfort within the penthouse is further assured as it benefits from gas central heating and double-glazed windows.

Externally, entry into the communal building is gained via a secure entry system. Private residential parking spaces and bicycle storage sheds are provided for residents within the development.











Property Specifications

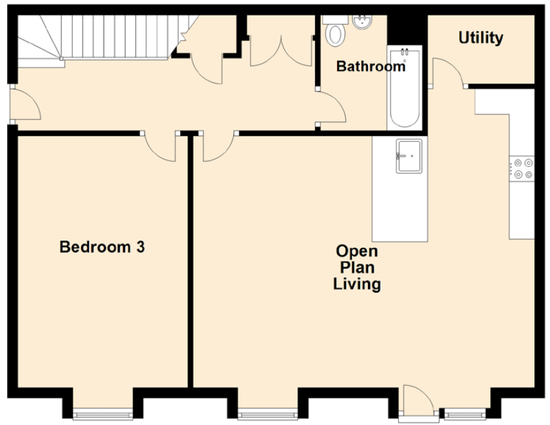
Approximate Dimensions (Taken from the widest point)

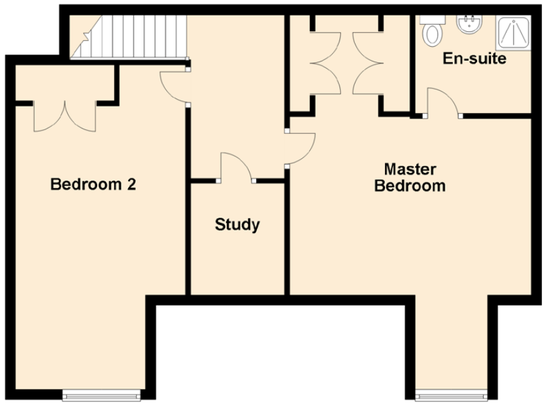
Open Plan Living	6.70m (22') x 5.86m (19'3")
Master Bedroom	5.17m (17') x 4.74m (15'7")
En-suite	2.28m (7'6") x 1.90m (6'3")
Bedroom 2	6.01m (19'9") x 3.34m (10'11")
Bedroom 3	4.94m (16'2") x 3.34m (10'11")
Study	2.19m (7'2") x 1.84m (6')
Bathroom	2.02m (6'8") x 1.63m (5'4")
Utility	2.10m (6'11") x 1.35m (4'5")

Gross internal floor area (m^2): 127m^2 | EPC Rating: C

Image credit: https://www.ordnancesurvey.co.uk/osmaps/









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