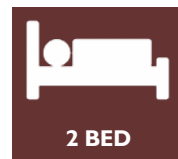




**FOR SALE**

**10/1 Hermand Street**  
EDINBURGH, EH1 1LR



This is a well-proportioned, two-bedroom, ground floor flat, forming part of a modern block. Located in the popular and convenient Slateford district of Edinburgh, the property is an ideal opportunity for a first-time buyer or buy-to-let investor.

All price and viewing details are available on our website [www.acepm.co.uk](http://www.acepm.co.uk)



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## DESCRIPTION

This is a well-proportioned, two-bedroom, ground floor flat, forming part of a modern block. Located in the popular and convenient Slateford district of Edinburgh, the property is an ideal opportunity for a first-time buyer or buy-to-let investor.

Accessed off the common stair, the accommodation comprises: Entrance hall with storage cupboard; sitting room; kitchen with modern wall and base units and adequate work top area; double bedroom with fitted wardrobes; a further double bedroom with fitted wardrobes and a modern bathroom fitted with a three-piece suite.

Features include an entry phone system, lift, gas central heating, modern double glazing and a resident's car park.

## AREA

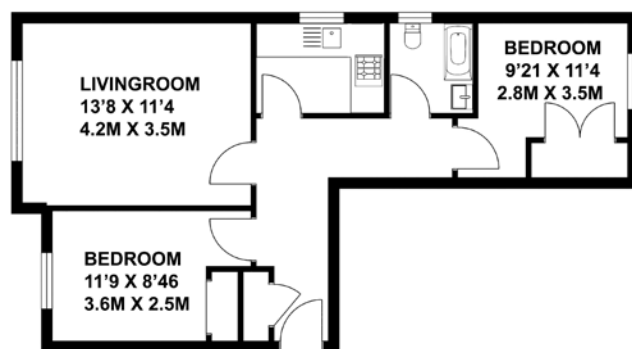
Located in the ever popular Slateford district of Edinburgh, and only approximately 2 miles to the west of Edinburgh's city centre, this property benefits from the full range of city centre amenities.

Within walking distance, the neighbouring district of Chesser is well served by an excellent selection of local shops as well as a good variety of the major supermarkets including a M&S foodhall, 24 hour Asda Super centre and an Aldi store. The facilities in Chesser also include a Costa Coffee, Nuffield Health gym, World of Football and Bowling, and the Edinburgh Corn Exchange function facility. In addition the nearby Fountainpark Multicomplex facilities include a Cineworld cinema, Genting Casino, Tenpin bowling alley, Gravity Trampoline Park and a range of restaurants, bars and pubs. The Union Canal walkway and the open space of Harrison Park are nearby while further leisure facilities can be found at Craiglockhart Sports and Tennis Centre.

The property is also well situated for the City's business and commerce centres at Lothian Road and Fountainbridge as well as Edinburgh College of Art, Edinburgh University and Napier University.

For the commuter, regular bus services take you to the City Centre and surrounding areas. For those traveling further afield, the City Bypass is within easy driving distance and provides access to the main motorway networks, Edinburgh Airport and the Forth Bridges, whilst Haymarket and Waverley railway stations are also nearby.

10/1 Hermand Street  
Edinburgh



TOTAL APPROX FLOOR AREA 552 Sq Ft (51.2 Sq M)  
APPROX CEILING HEIGHT: 2.3m  
MEASUREMENTS ARE APPROXIMATE

### DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

For more information and to arrange a viewing  
call **0131 229 4400** or email **sales@acepm.co.uk**

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