

# SLATEFORD

7 (Flat 6) Hermand Terrace EH11 1QZ

**OFFERS OVER £195,000**

- *Very large, purpose built, double upper flat in traditional Victorian tenement*
  - *Superb open aspect to west*
    - *UPVC Double Glazing*
    - *Gas Central Heating*
    - *Wired in smoke detectors*
- *Hall, bay windowed living room, kitchen/dining room, four double bedrooms, 2 large boxrooms, bathroom and shower room.*
  - *New carpets*
- *Partially upgraded and re decorated although would benefit from new kitchen and shower room*

Viewing: Thursday 6.30pm-8pm, Sunday 2-4pm Or telephone 07773 775 452



#### Hall (7'1" x 15'4")

Central ceiling light. Boxed in meter at high level. Fire alarm. Coat hook rails. Telephone point. Telewest point. Power point. Central heating radiator.

#### Living Room (18'7" x 13'1")



Large livingroom with sash and case double glazed windows with wood panelled surrounds giving superb open outlook to Corstophine Hill to the northwest and the Braid Hills to the southwest. Timber mantelpiece with marble hearth and insert. Ornate cornice and ceiling rose. Telewest television point. Shelved wall press. Four double power points. New fitted carpet.

#### Box room (6'8" x 5'10")

Accessed from the livingroom. Central ceiling light. Double power point. Shelving. Telephone extension point.

#### Bedroom 1 (9'10" x 14'8")

Front facing double bedroom with double glazed window giving excellent open aspect. Central ceiling light. Smoke detector. Plain cornice. Double power point. Central heating radiator. New fitted carpet.

#### Bedroom 2 (11'11" x 7'3")

Further bedroom with double glazed window to rear. Central ceiling light. Smoke detector. Two double points. Central heating radiator. New fitted carpet.

#### Kitchen/Dining Room (17'11" x 10'1")



Large, rear facing room with twin double glazed windows to rear. Large walk-in pantry with light and shelving and cupboard above. Fitted with base and wall units and gas hob and electric oven with recycling hood. Deep wall press. Twin, triple ceiling lights. Central heating radiator.

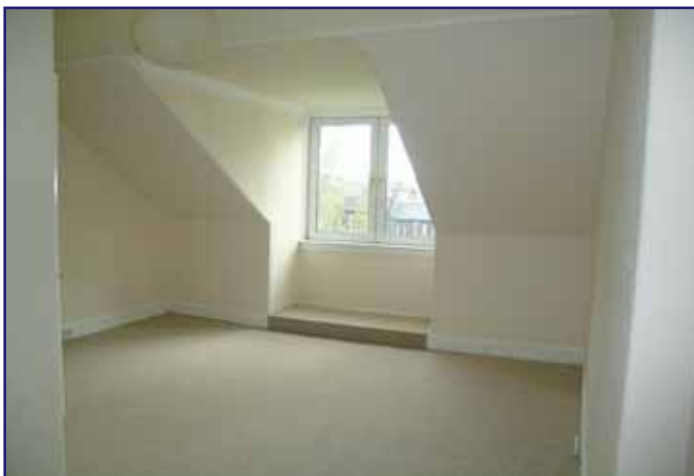
#### Bathroom (9'7" x 4'3")

Good sized bathroom with double glazed window to rear. White, three piece suite. Chrome power shower with folding glazed screen. Central heating radiator. Central ceiling light. Plain cornice. Laminate wood floor.

#### Stairway to upper hallway (10'5" x 10'1")

Window to side. Central heating boiler vented through ceiling. Twin sockets. Central heating radiator.

#### Bedroom 3 (13'3" x 16'7")



Large, front facing bedroom with dormer window to front giving superb open outlook. Central ceiling light. Smoke detector. Plain cornice. Two double and one single power points. New fitted carpet.

#### Bedroom 4 (15'2" x 13'6")

Coombed ceiling. Skylight window to rear. Double and single power point. Telewest television point. Central heating radiator. New fitted carpet.

#### Boxroom (10' x 10'6")

Front facing room with sky light window. Coombed ceiling. Single power point. Central heating radiator. New fitted carpet.

#### Shower room (8'9" x 7'7")

Three piece suite including shower cubicle with power shower. Skylight window. Coombed ceiling. Additional sink unit. Central heating radiator.

#### Extras

All new fitted carpets

#### Finlaysons

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#### Note

These particulars whilst believed to be correct cannot be guaranteed and no warranty is given or implied. Purchasers must satisfy themselves in all respects. Measurements are taken using a sonic measuring device and are for guidance only. Interested parties should note their interest via their solicitors. The sellers reserve the right to withdraw the property from the market at any time and to enter into negotiations with any time. party at



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