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## Flat 2, 10 Caledonian Crescent

Fountainbridge, Edinburgh EH11 2DE



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## Property Summary

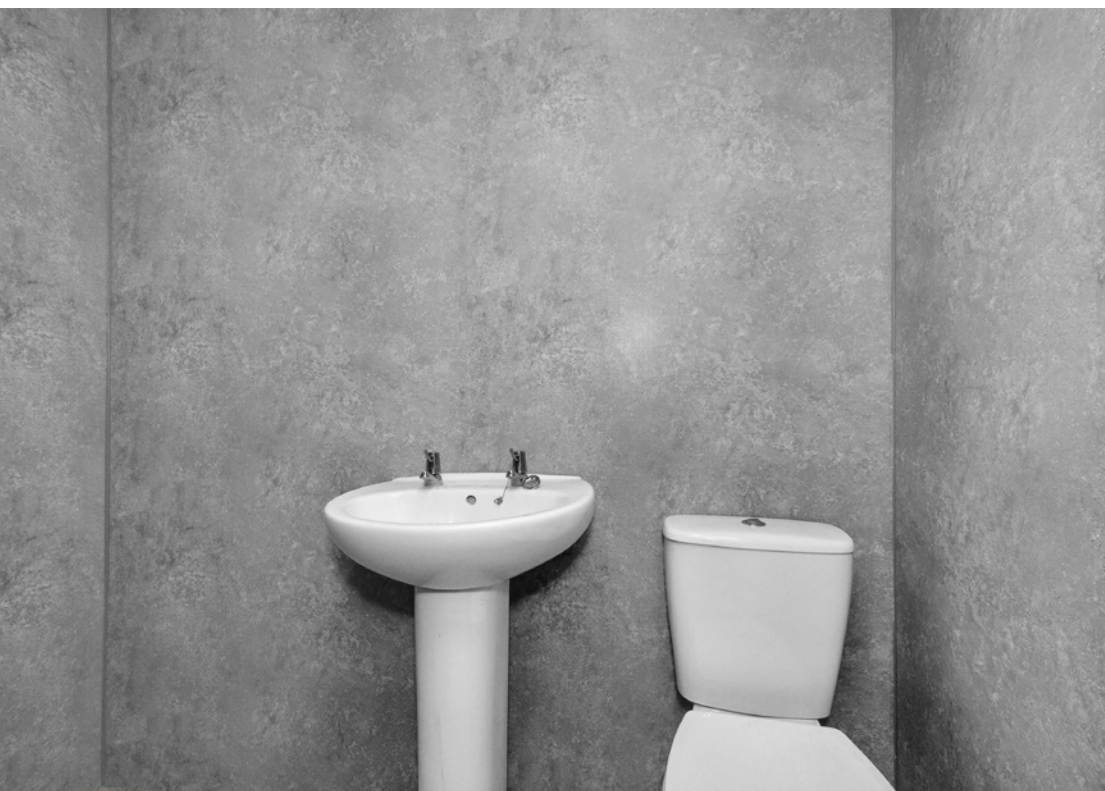
Set just a short walk from the Edinburgh High Street, this one-bedroom, ground-floor flat enjoys a sought-after location sure to appeal to a wide demographic of buyers, including city professionals, first-time buyers and rental investors. The ultra-modern accommodation comprises a generous open-plan living and dining kitchen with modern appliances, a convenient utility room and an Edinburgh press, plus a carpeted double bedroom and a contemporary three-piece shower room. Outside, buyers benefit from access to on-street parking, shared grounds with a drying area and easy access to bus links, shops and green space.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

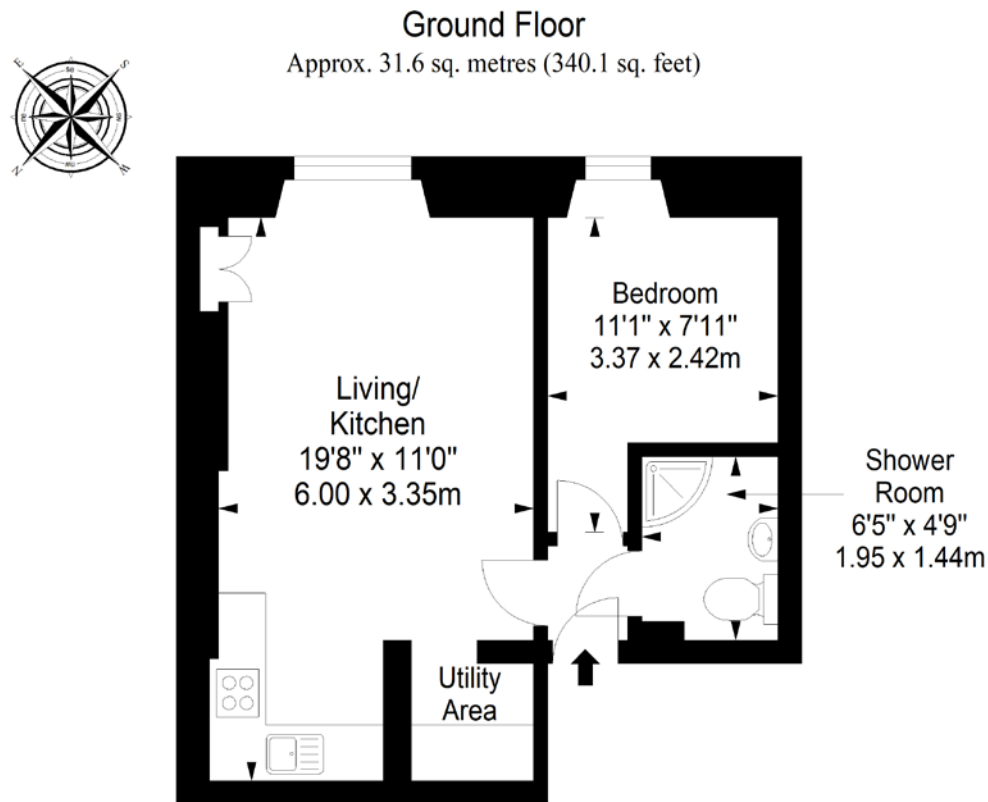
## Features

- Fully refurbished ground-floor flat
- Part of a traditional tenement in Fountainbridge
- Within walking distance of the Edinburgh High Street
- Private main entrance
- Fresh, neutral interiors throughout
- Sunny open-plan living/dining/kitchen
- Southeast-facing double bedroom
- Modern shower room
- Convenient utility area
- Communal grounds
- On-street permit parking
- Electric heating and traditional windows
- EPC - E





# Floorplan



Total area: approx. 31.6 sq. metres (340.1 sq. feet)

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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters, interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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