



Offers Over
£168,500

39B, James Square, Caledonian Crescent

Dalry | Edinburgh | EH11 2AQ

Forming part of a luxury, established development in the city's Dalry area, with beautifully-kept shared gardens, private residents' parking, pool, sauna and gym facilities, this main door flat offers a great opportunity to any first time buyer or buy to let investor.

-  1 Bedroom
-  1 Public Room
- 1 Box Room/Study
-  1 Bathroom
-  Gated Residents Parking
-  Landscaped Communal Gardens
-  EPC Rating – E
-  Council Tax Band - E



Description

In Brief the accommodation comprises; secure entry system into the development, welcoming entrance hall, light and airy twin windowed reception room with a modern neutral décor, galley fitted kitchen offering ample wall and base units with space for free standing appliances, double bedroom with built-in storage, good sized box room to create an office with space for a single bed, and bathroom with three piece suite and shower over bath. Further benefits include double glazing and electric heating.

James Square residents enjoy the use of a leisure complex located near the main entrance which has a heated swimming pool, sauna, showers and a gym area with a good selection of free weights & kettlebells, along with a roof terrace and sun room with stunning panoramic views of Edinburgh's skyline including Edinburgh Castle, Murrayfield, Corstorphine Hill, and beyond.

This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

All fitted floor covering will be included in the sale, together with the hob, oven, dishwasher, fridge/freezer and washing machine.

Gardens & Parking

The building, grounds and leisure complex are maintained by Trinity Factors at a cost of approximately £160 - £200 per calendar month, reviewed annually. This includes buildings insurance, landscaping, stair cleaning and maintenance of the communal areas.

The buildings of James Square surround an attractively landscaped courtyard with a central garden and barbeque area. Allocated parking is included and a large secure bike store is also available.

Viewing

By appointment through Neilsons on 0131 625 2222.



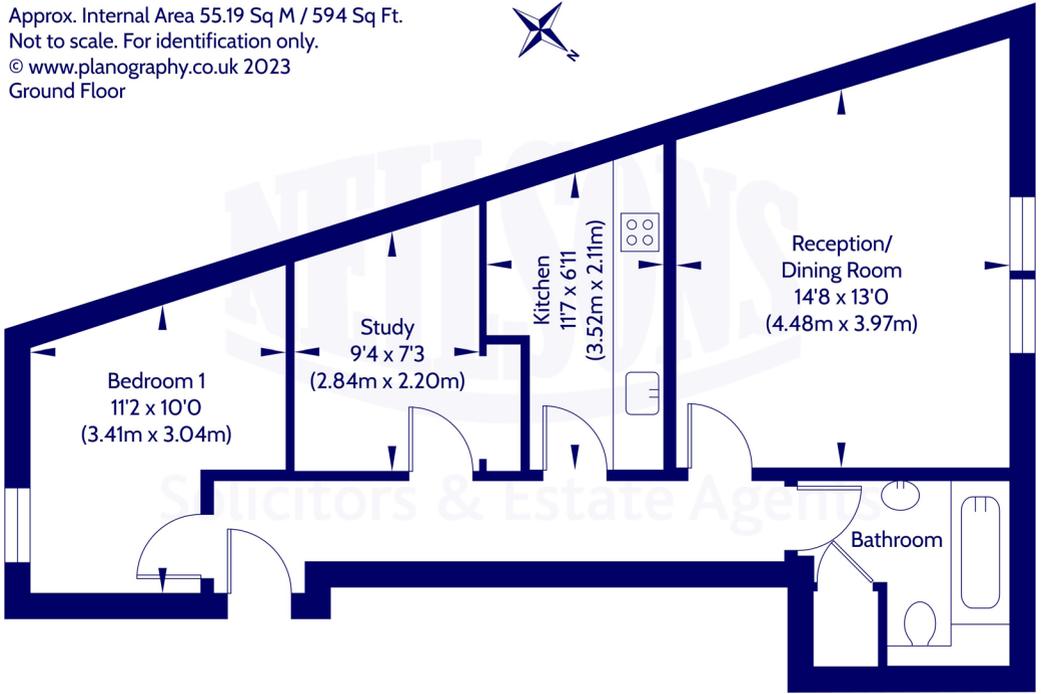


Location

The popular neighbourhood of Dalry is located just to the west of Edinburgh City Centre, close to the West End and Haymarket. Excellent local shops and services provide for day-to-day needs with Scotmid and Lidl Supermarkets and a good selection of independent stores. The area enjoys a thriving restaurant scene with a choice of highly regarded eateries located on Dalry Road. A wide choice of leisure and entertainment facilities are close at hand and excellent transport links provide swift access around the city by bus or tram. Haymarket Railway Station is within easy walking distance and by road, the A8 connects quickly to the bypass and central motorway network. The property is on the bus route for Heriot Watt and Queen Margaret University, Edinburgh Napier University, (Sighthill Campus) and a short walk to connecting bus services to Edinburgh University and Kings Buildings.



Approx. Internal Area 55.19 Sq M / 594 Sq Ft.
Not to scale. For identification only.
© www.planography.co.uk 2023
Ground Floor



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

