



Solicitors & Estate Agents












Offers Over
£249,995

51/30 Caledonian Crescent

Dalry | Edinburgh | EH11 2AT

Forming part of a luxury gated development in the City's sought after area of Dalry, is this south-west facing, fourth/top floor apartment. Close to excellent local amenities and transport links, the property benefits from fantastic communal facilities including beautifully-kept shared garden, a roof terrace, swimming pool, sauna and gym facilities.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Secure Parking Space
-  Lift/Stair Access
-  Communal Gardens, Swimming Pool and Roof Terrace
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - E



Description

The accommodation which has been upgraded to a very high standard by the present owner would make an ideal purchase for first-time buyers and professionals. In brief the subject comprises; secure entry system, lift and stair access to all floors, welcoming entrance hallway, light and airy dual aspect reception/dining room with spacious window seat, open plan modern fitted kitchen with appliances, two spacious and bright double bedrooms with fitted wardrobes and contemporary bathroom with three-piece suite and electric shower over bath.

The property further benefits from electric heating, partial double glazing and a communal rubbish chute. Residents of James Square enjoy the use of excellent communal facilities including a swimming pool, sauna and a mini gym area with a good selection of free weights & kettlebells.



Extras

All fitted floor coverings and blinds will be included in the sale together with the hob, oven, fridge, freezer, dishwasher and washing machine. Other items of furniture can be made available by separate negotiations.

Gardens & Parking

The buildings of James Square surround an attractively landscaped courtyard with a central shared garden with benches and a barbeque area. Furthermore, there is also a communal roof terrace and sun room with stunning panoramic views of Edinburgh's skyline including Edinburgh Castle. The property benefits from a secure allocated parking space and there is a secure bike store.

Viewing

By appointment through Neilsons 0131 625 2222.

Factor

The development is factored by Fior Asset and Property at a monthly cost of approximately £174 and this includes maintenance of communal areas, lift and buildings insurance.





Location

Caledonian Crescent is in the popular residential area of Dalry which is situated to the west of Edinburgh City Centre. Dalry is within comfortable walking distance of Princes Street and George Street, and Haymarket train station is close at hand along with the newly extended Edinburgh Tram Network, providing convenient access to Edinburgh Aiport. The area is well served by a frequent bus service in and around the City and surrounding areas and the City Bypass is also within proximity giving access to central Scotland's main motorway network. An excellent selection of specialist shops, supermarkets, cafes, bars and restaurants can be found in the immediate area. There are a good range of leisure facilities including Fountain Park Leisure Complex which includes a Cineworld & Nuffield Health Club, Murrayfield Stadium & waks along the Union Canal.





Approx. Gross Internal Floor Area 59.14 Sq M / 637 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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