



Offers Over
£170,000

5/15 Caledonian Crescent

Dalry | Edinburgh | EH11 2DB

Pleasantly positioned in the ever-popular area of Dalry, this well-presented one-bedroom top floor flat offers an excellent opportunity for a variety of purchasers, including couples and professionals. The property enjoys a highly convenient location, close to a wide range of local amenities and superb transport links into the city centre and beyond.

- 1 bedroom
- 1 public room
- 1 bathroom
- Communal garden
- On-street parking
- EPC Band - C
- Council Tax Band - B



Description

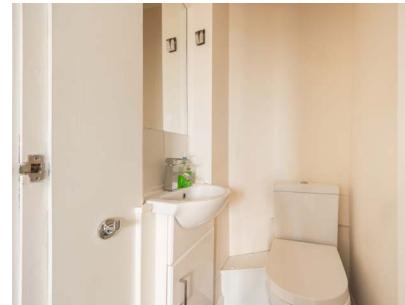
The accommodation is accessed via a welcoming hallway which provides access to a useful meter cupboard and leads through to the main living space. The open plan lounge, kitchen and dining area is bright and well-proportioned, benefitting from twin windows allowing excellent natural light. The kitchen area is neatly arranged and fitted with a combination of integrated and freestanding white goods, complemented by under-unit lighting and a charming Edinburgh press cupboard offering additional storage. The bedroom is a generous double room with a front-facing aspect and benefits from two large storage cupboards/wardrobes, along with ample space for additional freestanding furniture and flexible layout options. The shower room is finished with partial tiling and features built-in shelving along with a heated towel rail, while a separate WC is fitted with a two-piece suite and tiled splashback behind the sink for easy maintenance.

Further benefits include gas central heating, double glazing throughout, a secure door entry system.



Gardens & Parking

To the rear of the building is a well-maintained communal garden for residents to enjoy. For the car owner, there is on-street permit/metered parking to accommodate both residents and visitors alike.



Extras

Selected fixtures and fittings, including; integrated electric hob, oven, and extractor hood, freestanding washing machine, fridge, light fittings and fitted floor coverings.



Viewing

By appointment through Neilsons 0131 625 2222.





Location

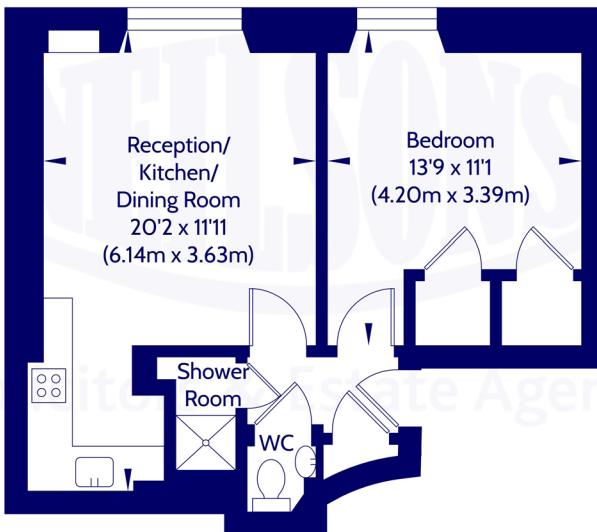
The popular neighbourhood of Dalry is located just to the west of Edinburgh City Centre, close to the West End and Haymarket. Excellent local shops and services provide for day-to-day needs with Scotmid and Lidl Supermarkets and a good selection of independent stores. The area enjoys a thriving restaurant 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. Gross Internal Floor Area 38 Sq M / 411 Sq Ft.

3rd Floor



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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