



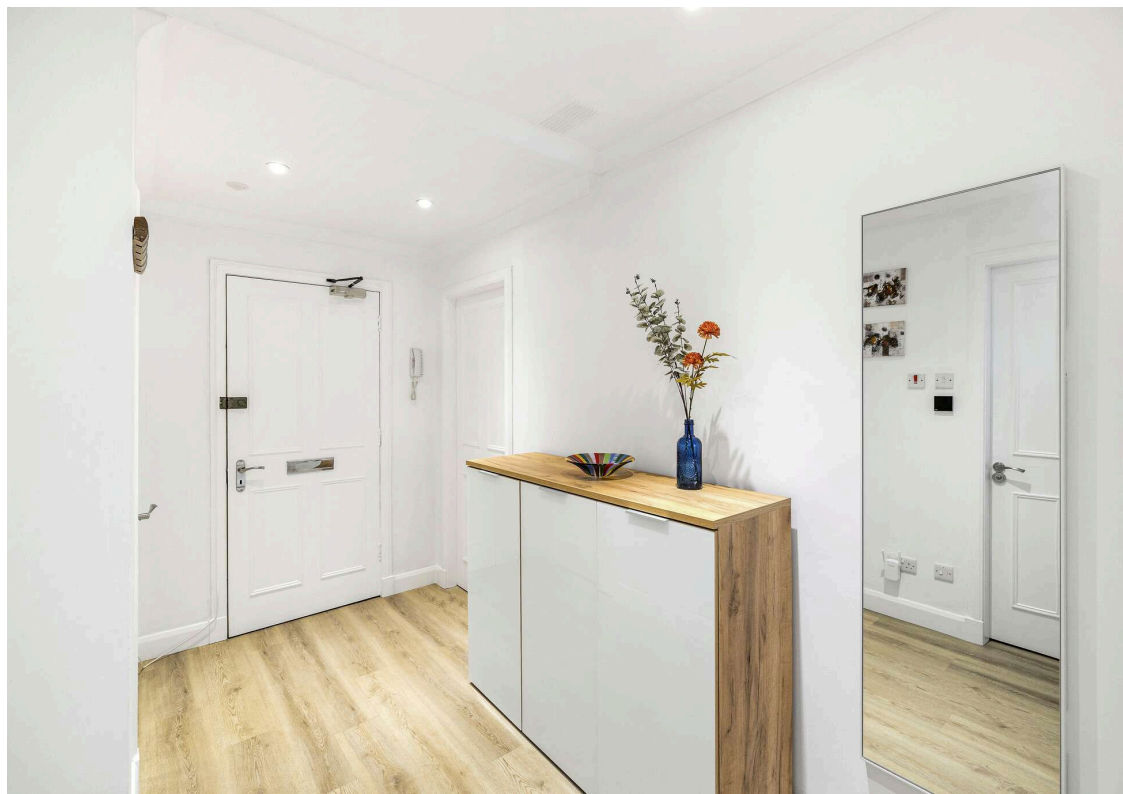
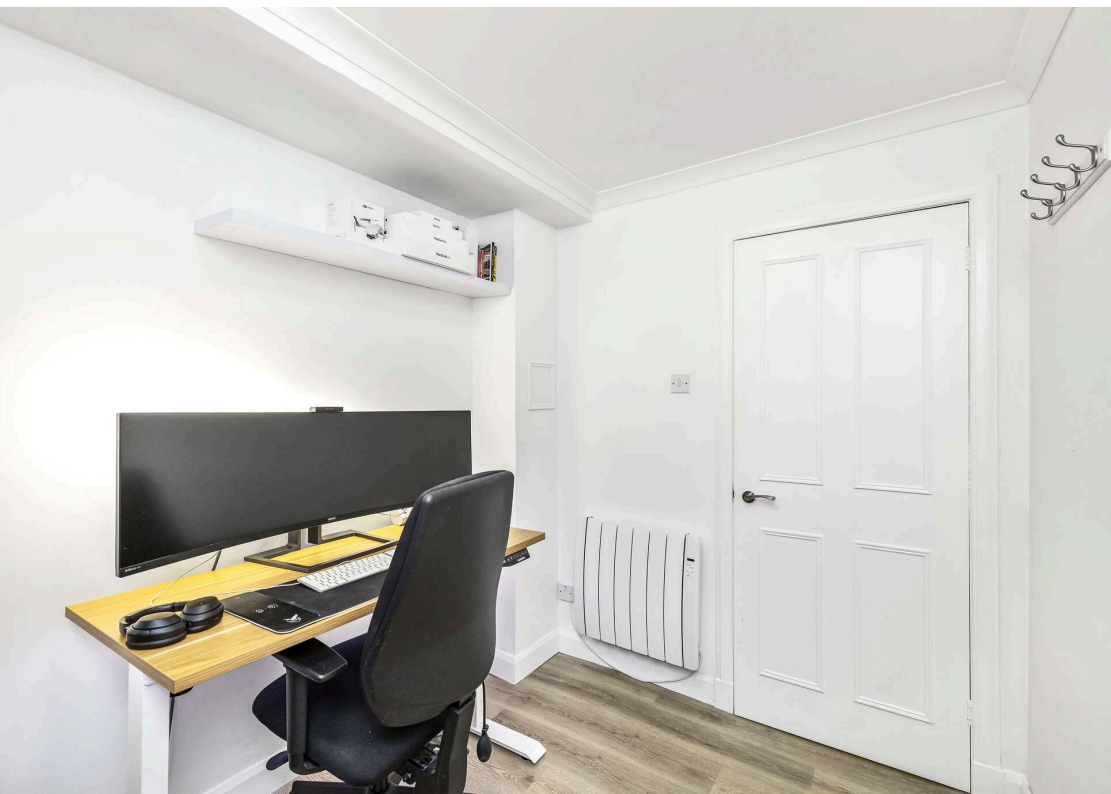


Welcome

Welcome to Caledonian Crescent, this delightful first floor apartment with one bedroom and a box room forming part of the James Square Development in Dalry, close to the heart of Edinburgh's vibrant City Centre. This beautiful building is full of character and a wonderful place to own an apartment. An excellent opportunity for the first time buyer, a professional couple, or indeed a fantastic investment opportunity. The development further benefits from a rooftop terrace, a parking space provided with a secure key fob entry to the resident's covered car park. The leisure facilities offered are excellent and include a heated swimming pool, sauna and gym, all within the building itself. Residents can also enjoy the secure outdoor space which includes a communal patio and garden area along with lifts to all floors. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway with useful storage facilities.
- Open plan living dining and kitchen.
- Fully fitted kitchen with breakfast bar and integrated appliances.
- Double bedroom with built in wardrobe storage.
- Box room/home office.
- Stylish bathroom with underfloor heating comprising WC, wash hand basin and double shower unit.
- Electric heating and double glazed windows.
- Excellent leisure facilities.
- Secure parking.
- Communal gardens and BBQ area.
- Rooftop terrace.







Dalry

Dalry is one of the city's popular residential districts, lying just beyond the West End and within walking distance of Princes Street. With Haymarket Train Station and Edinburgh Tram service virtually on your doorstep, it is the ideal location for commuters or university/college students. The property is surrounded by several local amenities including a Lidl and Cooperative on Dalry Road, Sainsbury's supermarket at Gorgie, as well as many recreational facilities including the Dalry Swim Centre, Fountain Park Leisure Complex, which houses a cinema, bowling, gym and several restaurants. The Union Canal and Harrison Park are close by providing leisure opportunities for cyclists, walkers and rowers. Regular bus services operate to and from the city centre and to surrounding areas. The city bypass and main motorway networks are also within easy reach, giving further access to the major motorway networks of the M8, M9 and M90, as well as Edinburgh International Airport (which can also be reached by tram), and the Forth Road Bridge/Queensferry Crossing.

Agent's Note

The development is factored by FIOR ASSET & PROPERTY with an approximate annual fee of £2,100 which includes a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.



Get in touch

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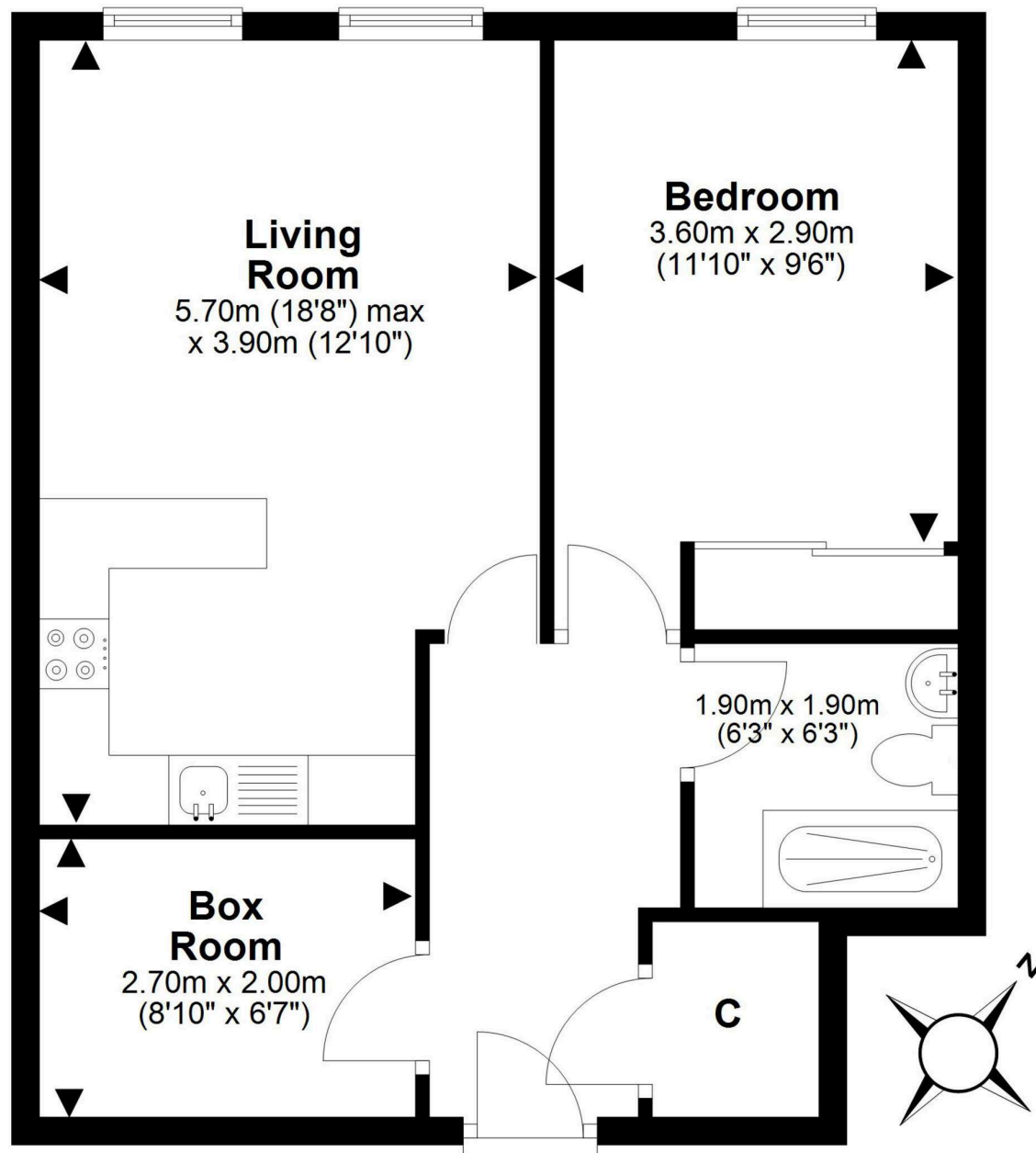
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.