



36/3 Caledonian Crescent, Edinburgh, EH11 2AG

Description

Bright and well-proportioned one bedroom ground floor flat forming part of a traditional stone tenement close to the West End and City Centre. It is only a short walk to the City Centre and is likely to appeal to young professionals. The property has a private garden to the front and shared garden to the rear. The property has been a reliable investment flat and would make an ideal buy to let. It has traditional sash and case windows and gas central heating.

The accommodation comprises:

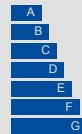
- Entrance hall
- Good sized living / dining / kitchen with a cupboard housing the gas central heating boiler
- The kitchen area is with a range of units, laminate worktops with inset sink and laminate flooring; the appliances include a gas cooker, washing machine and fridge
- Partially tiled shower room with wash basin, WC, heated towel rail and shower enclosure with electric shower
- Front facing double bedroom with fitted carpet and built-in wardrobes



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
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Location

Caledonian Crescent is located just off Dalry Road to the west of Edinburgh's City Centre and is close to a wide range of amenities in Dalry and Gorgie, including a variety of local shopping facilities. There is a Co-operative supermarket and Lidl store within walking distance of the property and larger Sainsbury's and Asda stores only a short drive away. The property is near Haymarket railway station and regular bus services operate to the City Centre and surrounding areas including Heriot-Watt University. Leisure facilities nearby include The Corn Exchange, Craiglockhart Sports Centre, Dalry Swimming Pool, and the Fountain Park complex with its multi-screen cinema, Megabowl, restaurants and bars. The property is also conveniently situated for Edinburgh College and Napier University.

Outside & Gardens

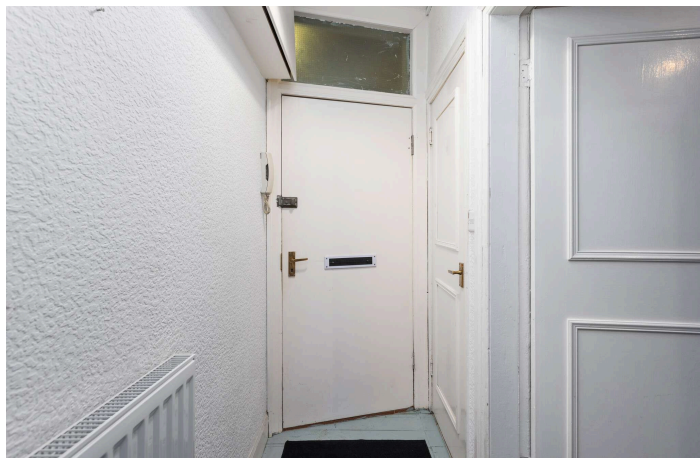
The property has a private garden to the front, with space for sitting out. There is a communal garden to the rear of the property with clothes lines for drying clothes. Parking is available on street and is a mix of resident permit and metered parking.

Extras

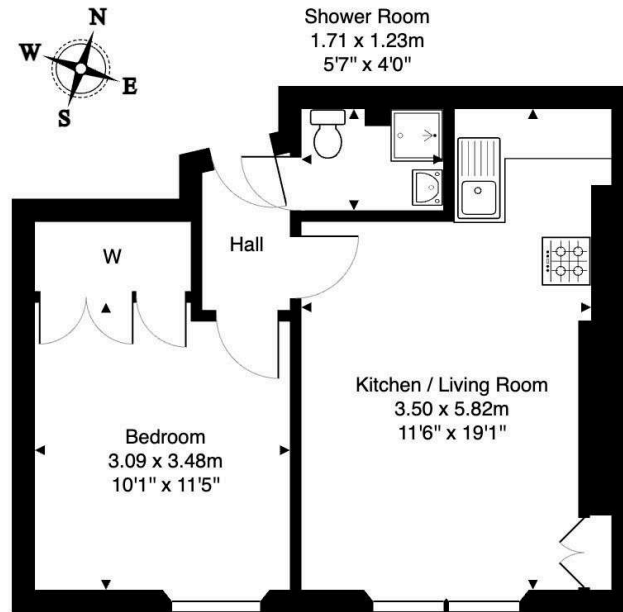
The fixed floor coverings, blinds, light fittings and kitchen appliances are included in the sale.

Council tax

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



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Ground Floor

Total Area: 37.1 m² ... 399 ft²

All measurements are approximate and for display purposes only.



DMD | SOLICITORS &
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Offers can be submitted in writing, fax or email:

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