



4/12 Caledonian Crescent, Dalry, Edinburgh, EH11 1

Bright and well-proportioned one bedroom second floor flat forming part of a traditional stone tenement close to the West End and City Centre. It has been freshly decorated and is in good order. It is only a short walk to the City Centre and is likely to appeal to young professionals. The property has been a reliable investment flat and would make an ideal buy to let. It has traditional sash and case windows and electric heating.

The accommodation comprises:

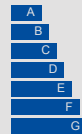
- Entrance hall
- Good sized living / dining / kitchen with oak style laminate floorings and an Edinburgh press
- The kitchen area is fitted with a range of units, laminate worktops with inset sink and the appliances include an electric cooker, washing machine and fridge freezer
- Shower room fitted with a wash basin, medicine cabinet and shower enclosure with electric shower
- Separate WC with wash basin
- Rear facing double bedroom with oak style laminate flooring 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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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

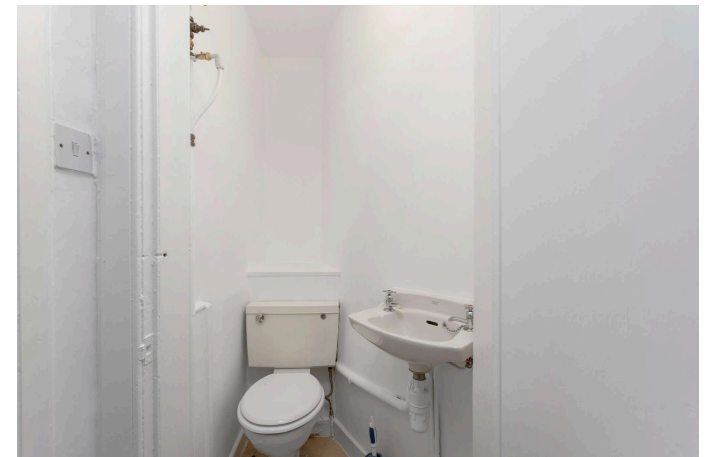
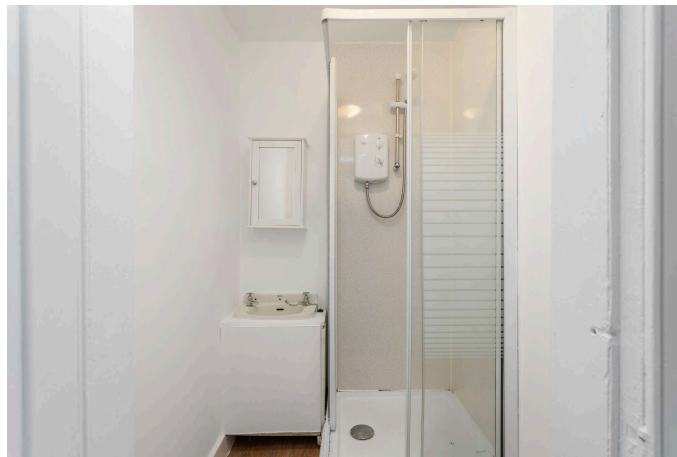
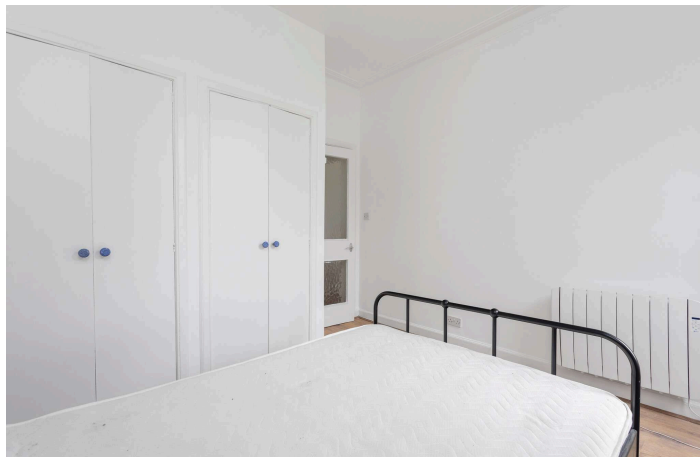
There is a communal garden to the rear of the property which is mostly laid to lawn and has clothes lines for drying clothes. Parking is available on street and is a mix of resident permit and metered parking.

Extras

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

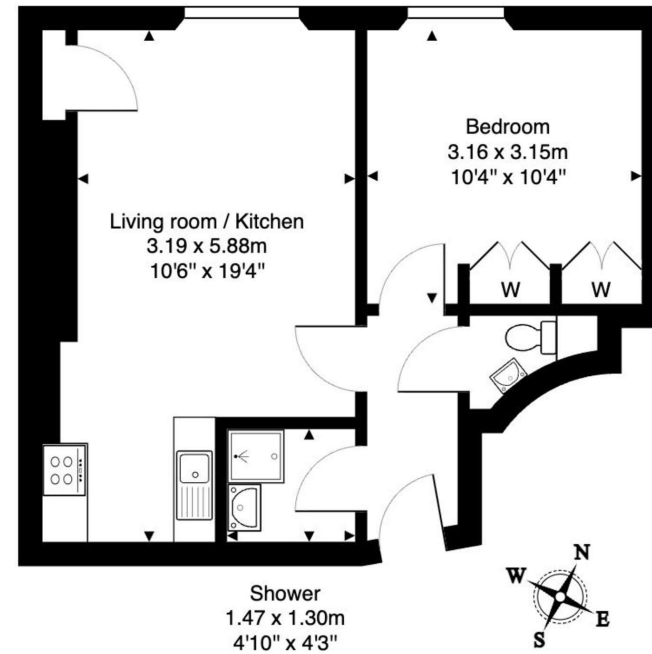
Council tax

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





4/12 Caledonian Cresnet, Edinburgh, EH11 2DE



Total Area: 36.1 m² ... 388 ft²

All measurements are approximate and for display purposes only.

DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
22 St. John's Road, Corstorphine, EH12 6NZ
DX 550 440 Edinburgh 44

F: 0131 539 7035
E: property@dmdpartnership.co.uk
T: 0131 316 4666

www.dmdlaw.co.uk

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