

campbell
smith

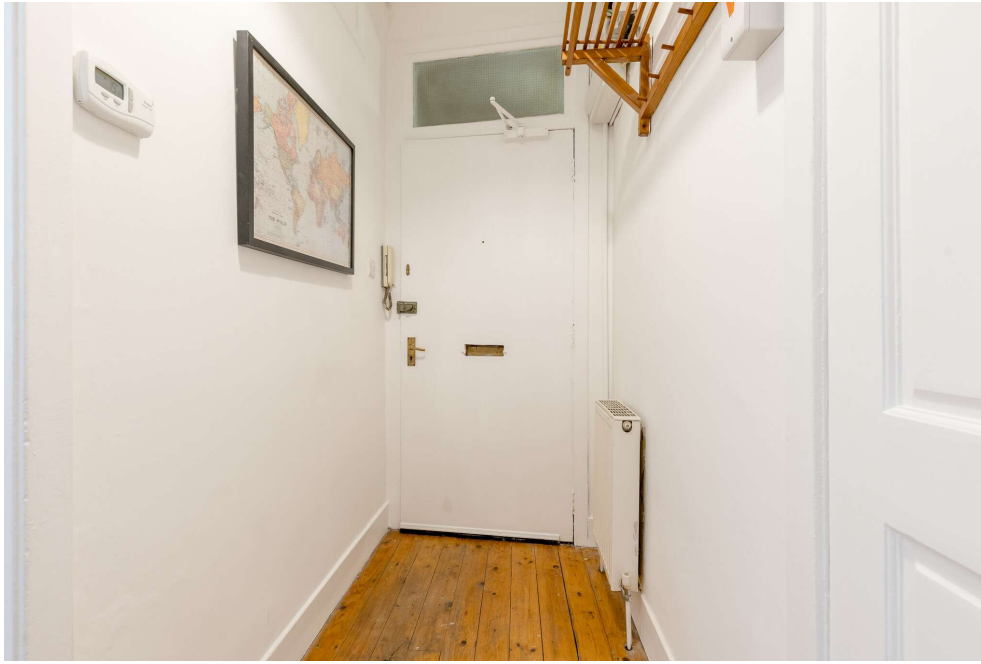
4/1 Caledonian Crescent,
Edinburgh,
EH11 2DE



- Freshly decorated rear facing traditional ground floor flat
- High amenity area within walking distance of city centre, trams, buses & Haymarket railway station
- Entryphone
- Open plan sitting room/ kitchen
- Utility cupboard
- Bedroom
- Shower room
- GCH/DG
- Shared rear garden

Fixed Price: £165,000



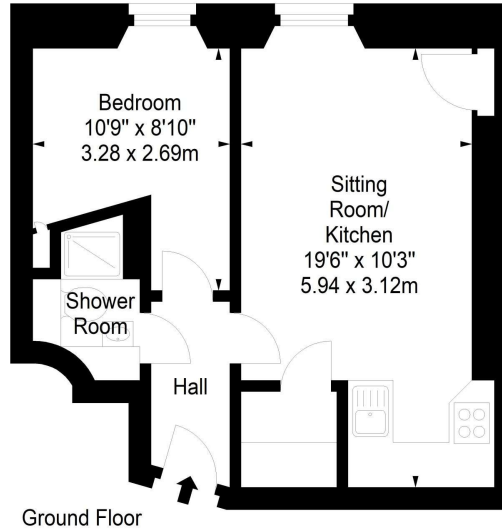




**Caledonian Crescent,
Edinburgh,
Midlothian, EH11 2DE**



Approx. Gross Internal Area
377 Sq Ft - 35.02 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor

+ Extras
Sold as seen with all contents and furniture. No warranty is given regarding the services, systems or any appliances

Buses
Dalry Road - 2, 3, 4, 25, 33, 44, N25, N44. Tram stop at Haymarket

Shops
Dalry Road, Haymarket, West End

Schools
Dalry PS, St Cuthbert's RC PS, Tynecastle HS, St Augustin's RC HS

Parking
Council residents permit parking

Council Tax Band - B

EPC - C

Factor
None

Viewing
Telephone Campbell Smith on
0131 555 2999

DISCLAIMER
While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.



21 York Place, Edinburgh, EH1 3EN
Tel: 0131 555 2999
Fax: 0131 555 5450
camsmith.co.uk