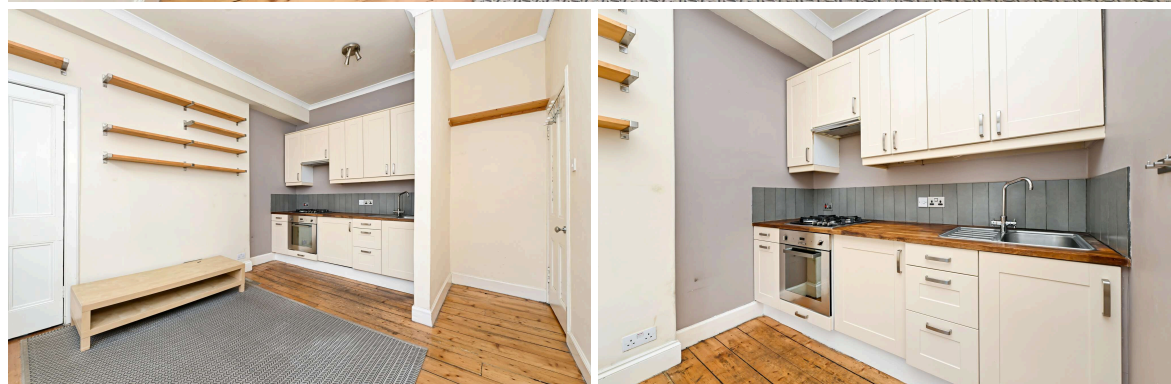




38/10 Caledonian Crescent
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38/10 Caledonian Crescent

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A particularly appealing one bedroom second floor flat quietly situated in a traditional tenement building within a prime area and within close proximity to an excellent range of amenities. This property would make an excellent first purchase or buy to let investment and offers a low maintenance flat in a highly sought after area. The property comprises an entrance hall with secure entry system, a kitchen/living room that comprises, gas hob, oven, fan, fridge/freezer, and the boiler cupboard. There is also a versatile box room, well-proportioned bedroom and completing the accommodation is the bathroom with shower over the bath and a heated towel rail. The property also benefits from a shared garden and on-street permit parking.

- Entrance hall with storage
- Kitchen/living room
- Fully fitted kitchen
- Bathroom with shower over the bath
- Well-proportioned bedroom
- Versatile Box room
- Shared rear garden and permit parking

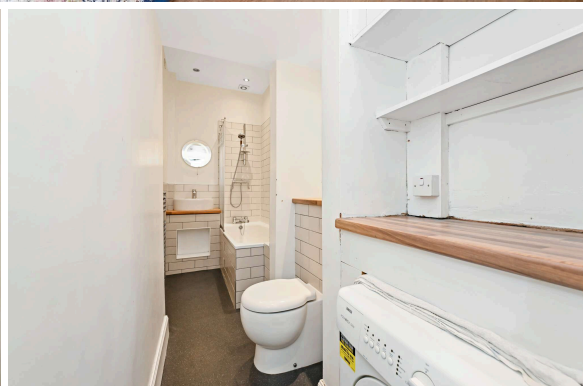
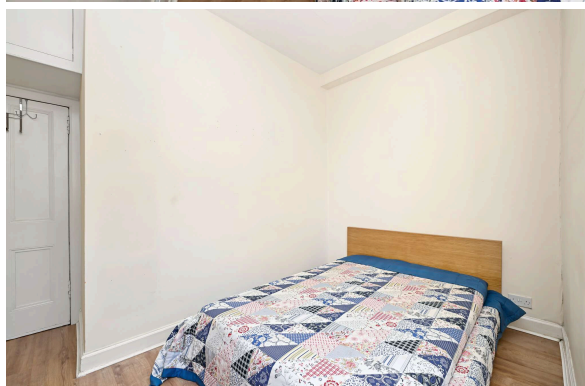
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

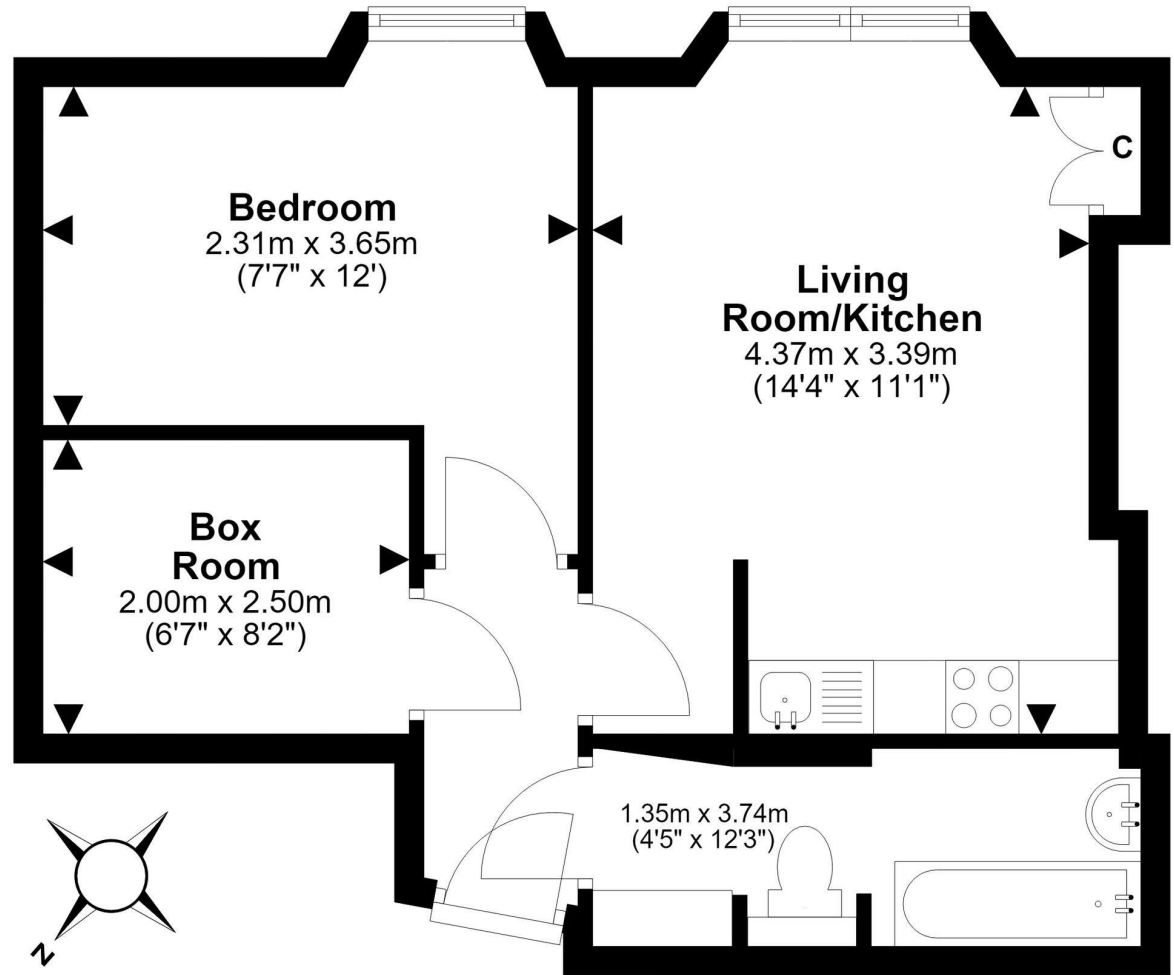
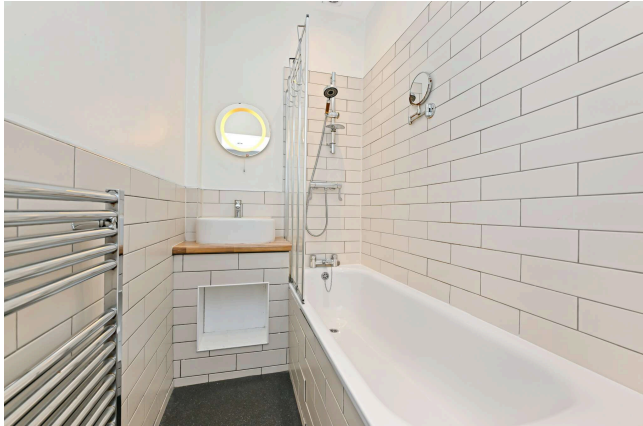


Dalry is a popular area between Haymarket and Gorgie with a choice of local shops and services catering for day-to-day needs. This is a central location, with the varied West End and City Centre shops and restaurants just a short journey away. Frequent bus and tram services run from nearby main roads to other parts of the city and the business sector at Exchange Square is within walking distance. There are also good transport links to Edinburgh International Airport and the M8/M9 motorway network. Further recreational facilities are available at the Fountain park Leisure Centre including a cinema complex, bars, bistros, restaurants and the Nuffield Health Fitness & Wellbeing Gym.

Energy rating C, Council tax band B. Factor is managed by Lowther's and costs around £90 quarterly.

Extras included in this sale will be hob, oven, fridge/freezer and washing machine. Any items of furniture can be included in this sale if the buyer should wish.





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.