










Offers Over
£175,000

3/14 Caledonian Crescent

Dalry | Edinburgh | EH11 2DB

An excellent opportunity has arisen to purchase this spacious and attractive top floor flat offering fantastic sized accommodation, close to excellent local amenities, transport links and the City Centre. The property would ideally suit the first time buyers or young professionals and internal viewing is highly recommended to be fully appreciated.

-  1 Bedroom
-  1 Public Room
-  1 Shower room
- Walk-in wardrobe
-  Communal garden
-  Permit/metered parking
-  EPC Rating – C
-  Council Tax Band - B



Description

In brief the accommodation comprises; welcoming entrance hallway with built-in storage cupboard, generously proportioned and bright lounge/dining room offering a lovely open outlook, modern fitted kitchen with appliances, light and airy double bedroom with corner window and a fantastic walk-in wardrobe and contemporary fully tiled shower room. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with integrated appliances - oven, microwave, hob, fridge, freezer and washer/dryer.

Gardens & Parking

There is well maintained communal garden located to the rear and permit/residents parking can be found to the front and surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.





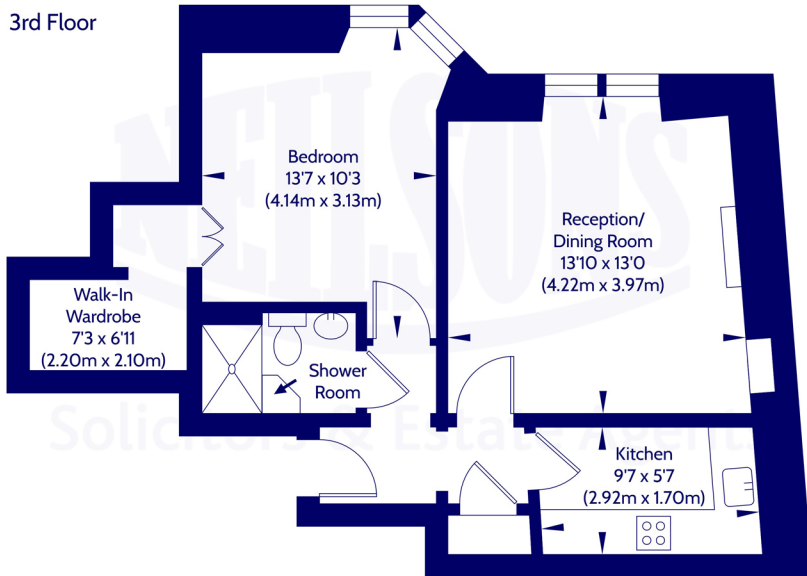
Location

Caledonian Crescent is in the popular residential area of Dalry which is situated to the west of Edinburgh City Centre. Dalry is within comfortable walking distance of Princes Street and George Street, and Haymarket train station is close at hand along with the Edinburgh Tram Network, providing convenient access to Edinburgh Airport. The area is well served by a frequent bus service in and around the City and surrounding areas and the City Bypass is also within proximity giving access to central Scotland's main motorway network. An excellent selection of specialist shops, supermarkets, cafes, bars and restaurants can be found in the immediate area. There are a good range of leisure facilities including Fountain Park Leisure Complex which includes a Cineworld & Nuffield Health Club, Murrayfield Stadium & walks along the Union Canal.



Approx. Gross Internal Floor Area 47 Sq M / 511 Sq Ft.

3rd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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