



39/4 James Square

Caledonian Crescent, Dalry, Edinburgh, EH11 2AQ



2



1



1



62sqm

EPC

C

AS Anderson
Strathern

39/4 James Square

Caledonian Crescent, Dalry,
Edinburgh, EH11 2AQ

This attractive first floor flat offers well-proportioned accommodation with a bright, welcoming atmosphere.

The spacious living room enjoys a pleasant outlook and a favourable southerly orientation that brings in consistent natural light throughout the day. With ample floor space for both seating and dining, it provides a comfortable setting for everyday living. The separate kitchen has a modern feel, featuring clean cabinetry, practical worktops, and good storage.

Both bedrooms are generously sized and finished in neutral tones, offering flexibility for a variety of uses. Either room can serve as a home office, a guest room, or a comfortable additional bedroom. The bathroom is well appointed with a full suite and tiled walls for easy upkeep.

The development includes landscaped communal grounds and an impressive residents' leisure complex that features a heated swimming pool, a sauna, and a gym. Part time on-site maintenance staff, 24h CCTV, and an electronically-operated gate contribute to the smooth running and overall safety of the development. The property also benefits from double glazing throughout, electric heating, and a clearly marked allocated parking space.

This well-kept flat combines light, space, and excellent shared facilities, making it an appealing home for a wide range of buyers.

Property features

- South-facing living room
- Separate kitchen
- Leisure complex
- Allocated parking space
- Double glazing
- Electric heating

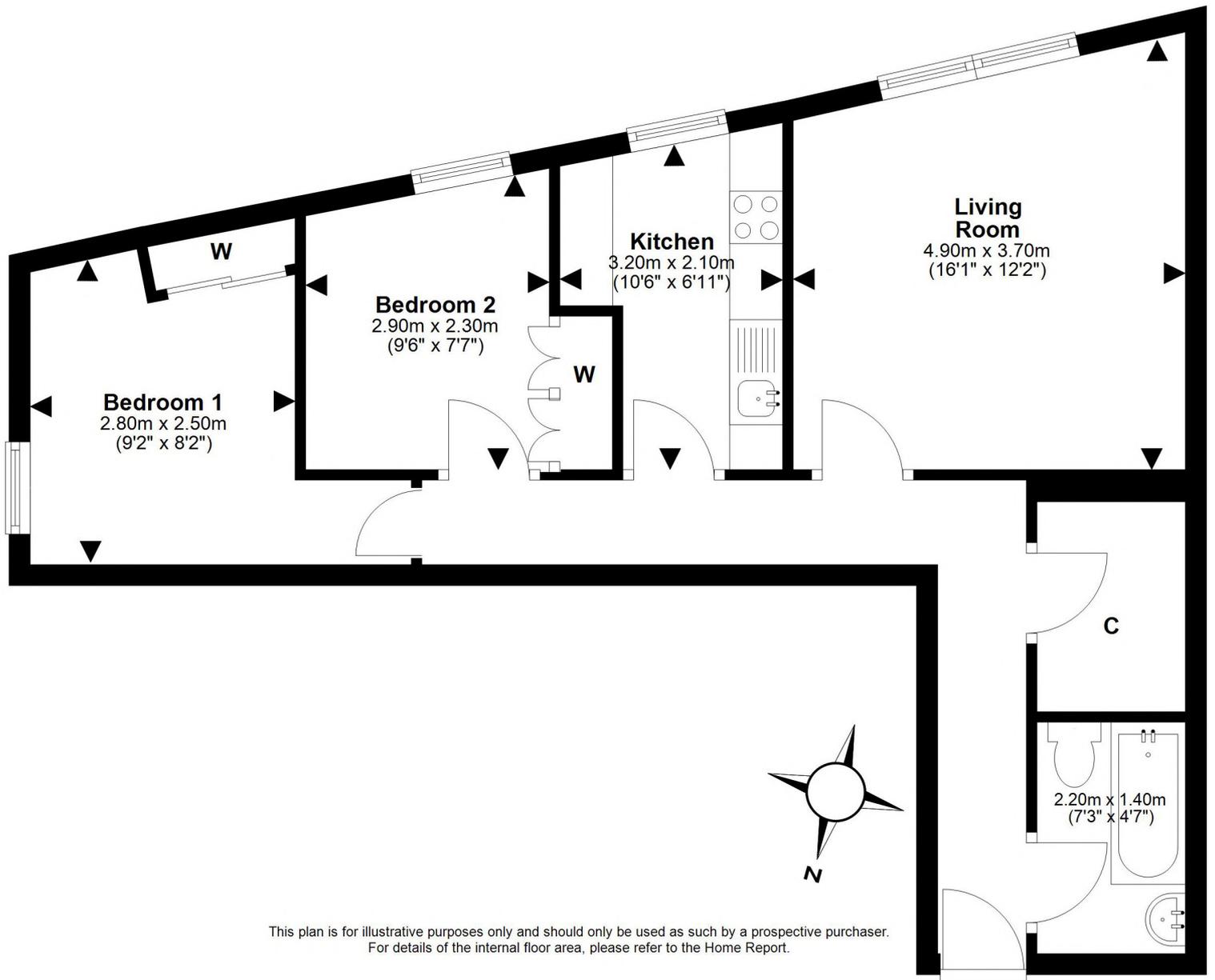




Location

Dalry is a lively and well-established neighbourhood just west of Edinburgh's city centre, known for its welcoming community feel and excellent local amenities. The area offers a mix of traditional tenements, modern developments, and charming side streets, creating an appealing setting for a wide range of buyers. Residents enjoy an array of independent cafes, restaurants, and shops, while being only moments from Haymarket Station, providing superb rail, tram, and bus connections. Dalry's close proximity to the city centre, coupled with its quieter residential atmosphere, makes it an ideal location for those seeking convenience without compromising on comfort. With green spaces, gyms, and everyday essentials all within walking distance, Dalry continues to stand out as a highly desirable place to call home.





Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services. The furniture may be available by separate negotiation.

Council Tax band E

The development is factored by Myreside Management, at an approximate cost of £143pm. A separate management fee of approximately £180 per year and a float of £450 are also payable. These charges include buildings insurance as well as maintenance and cleaning of communal grounds/areas.

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

espc

Edinburgh
58 Morrison St
EH3 8BP
0131 270 7777

Glasgow
50 George Sq
G2 1EH
0141 242 6060

Haddington
14 Court St
EH41 3JA
01620 824 016

Lerwick
Nordhus,
Business Park
ZE1 0LZ
01595 695 262

Kirkwall
N8 Laing
Street
KW15 1NW
07484 906 800

AS Anderson Strathern
residential@andersonstrathern.co.uk