










Offers Over
£149,995

38/15 Caledonian Crescent

Dalry | Edinburgh | EH11 2AG

This traditional top floor flat is situated in the heart of the high amenity area of Dalry and is within easy reach of Haymarket Railway Station and the West End of Edinburgh by way of good public transport. The property would undoubtedly appeal to first time buyers, professionals and buy to let investors. Early viewings are highly recommended.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Zoned Parking
-  Communal Gardens
-  EPC Rating – F
-  Council Tax Band - B



Description

This lovely home in brief comprises; secure entry system, welcoming hallway, light and airy reception room with gas fireplace, open plan fitted kitchen with appliances, spacious double bedroom and bathroom with three-piece suite and shower over bath. Further benefits include partial double glazing.



Extras

All fitted floor coverings will be included in the sale together with the cooker, fridge and washing machine. The furniture can also be included in the sale.

Gardens & Parking

There is a shared garden located to the rear of the property. Meter/permit parking is available within the area. There is a small fee of approx. £80 per quarter paid to Lowther Homes for the maintenance of the communal staircase.

Viewing

By appointment through Neilsons 0131 625 2222.





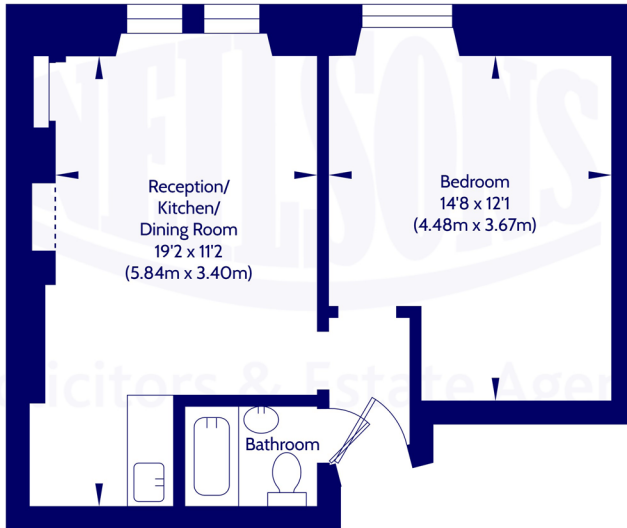
Location

This property is located in the popular residential area of Dalry which is situated approximately two miles west of Edinburgh City Centre. Dalry is within comfortable walking distance of Princes and George Street and Haymarket train station is close at hand. The area is well served by a frequent bus and tram service to the City Centre and surrounding areas and the City Bypass is also within close proximity giving access to central Scotland's main motorway network. An excellent selection of specialist shops, cafes, bars and restaurants can be found in the immediate vicinity as well as a Lidl and other supermarkets with the Fountain Park Leisure complex on hand hosting a multiscreen cinema, Tenpin bowling and fitness centre. There are a good range of leisure facilities in the surrounding area including Dalry Swim Centre Edinburgh Leisure, Carrick Knowe Golf Course, Nuffield Fitness and Wellbeing Centre, Murrayfield Stadium, Edinburgh Zoo and a large Pure Gym.



Approx. Gross Internal Floor Area 39.87 Sq M / 429 Sq Ft.

Third 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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