



10/9 Caledonian Crescent, Edinburgh, EH11 2DE

Description

Bright and well-proportioned one bedroom second floor flat forming part of a traditional stone tenement close to the West End and City Centre. The property has been a reliable investment flat and would make an ideal buy to let. It is only a short walk to the City Centre and is likely to also appeal to young professionals.

- Entrance hall with oak flooring
- Spacious living / dining room with oak flooring, shelved press, fireplace with electric fire, marble hearth and wooden surround
- Fitted kitchen with a range of units, laminate worktops and tiled flooring; the appliances include a gas cooker, washing machine, fridge and freezer
- Shower room with wash basin and shower enclosure
- Separate WC with wash basin
- Rear facing double bedroom with window overlooking the garden, oak flooring, built-in wardrobes, cornicing and closet with shelving

Location

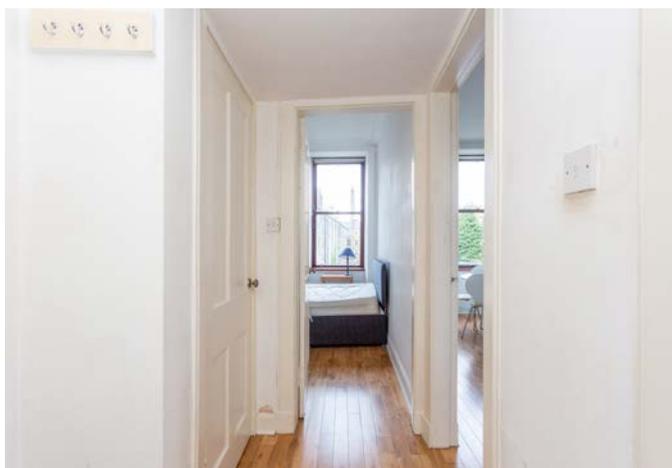
Caledonian Crescent is located just off Dalry Road to the west of Edinburgh's City Centre and is close to a wide range of amenities in Dalry and Gorgie, including a variety of local shopping facilities. There is a Co-operative supermarket and Lidl store within walking distance of the property and larger Sainsbury's and Asda stores only a short drive away. The property is near Haymarket railway station and regular bus services operate to the City Centre and surrounding areas including Heriot-Watt University. Leisure facilities nearby include The Corn Exchange, Craiglockhart Sports Centre, Dalry Swimming Pool, and the Fountain Park complex with its multi-screen cinema, Megabowl, restaurants and bars. The property is also conveniently situated for Edinburgh College and Napier University.

Outside & Gardens

There is a communal garden to the rear of the property with clothes line for drying clothes. Parking is available on street and is a mix of resident permit and metered parking.

Extras

The fixed floor coverings, blinds, light fittings and kitchen appliances are included in the sale. The furniture is also available by separate negotiation.



Viewing details

Please call DMD Law 0131 316 4666
or check online for the up to date price
information and viewing arrangements.
www.dmdlaw.co.uk

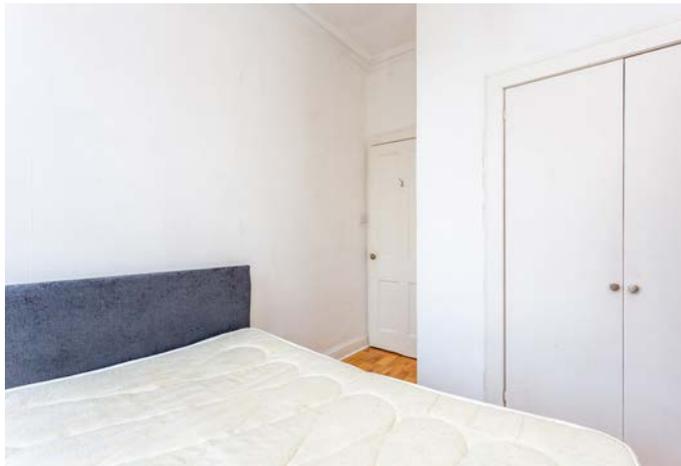


EPC rating
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Total Area: 34.2 m² ... 368 ft²

All measurements are approximate and for display purposes only



Second Floor



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Offers can be submitted in writing, fax or email:
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