



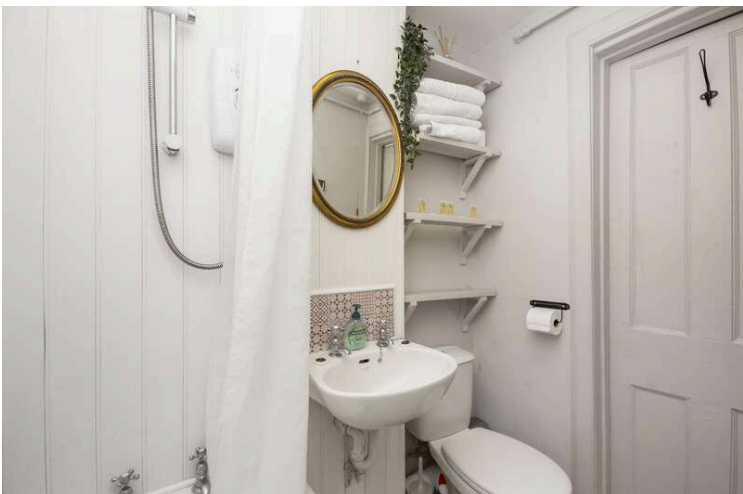
Flat 2, 17 Caledonian Crescent, Edinburgh EH11 2AL

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Excellent first time buy or investment opportunity this well-proportioned one bedroom ground floor flat forming part of a traditional tenement building with a private garden to the front. The property is ideally located in the Dalry area of Edinburgh which lies to the West of the City Centre close to an abundance of local amenities within walking distance to Haymarket and the West End. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway.
- Open plan living/dining and kitchen front facing.
- Kitchen fully equipped with a range of wall and base units along with integrated appliances.
- Good sized double bedroom with excellent storage.
- Bathroom comprising WC, wash hand basin and bath with shower over.
- Gas central heating.
- Double glazing.
- Private garden to the front, communal garden to the rear.
- Permit parking.



## Location

The popular neighbourhood of Dalry is located just to the west of Edinburgh City Centre, close to the West End and Haymarket. Excellent local shops and services provide for day-to-day needs with Scotmid and Lidl Supermarkets and a good selection of independent stores. The area enjoys a thriving restaurant scene with a choice of highly regarded eateries located on Dalry Road. A wide choice of leisure and entertainment facilities are close at hand including the recently refurbished Edinburgh Leisure swimming pool and gym which is located nearby. Excellent transport links provide swift access around the city by bus or tram. Haymarket Railway Station is within easy walking distance and by road, the A8 connects quickly to the bypass and central motorway network.

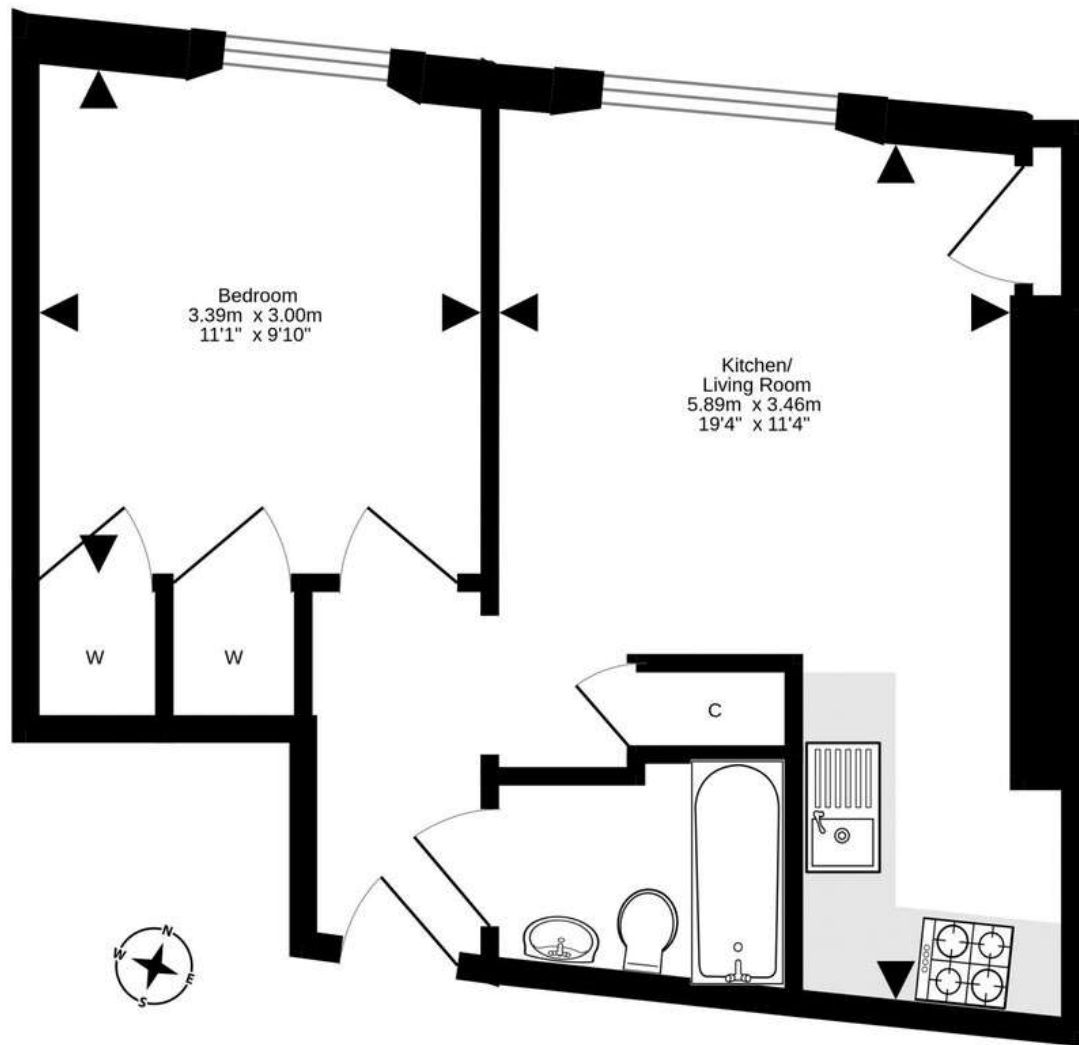
## Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included. All other items with the exception of the gold mirror in the bedroom are available for sale by separate negotiation.

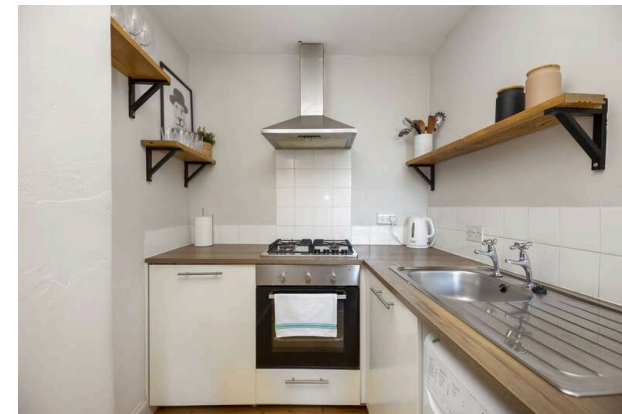
## Price & Viewing

For price and viewing information or further details on this property please contact agent.

## EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the 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 Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

