



**17-8 Caledonian Crescent, Dalry,
Edinburgh, EH11 2AL**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

IMMACULATE

ONE BEDROOM, FIRST FLOOR FLAT



Beautifully presented, one-bedroom, traditional tenement flat in the popular Dalry area of Edinburgh, close to excellent local amenities, Haymarket Station, the Tram and a short walk into the city centre with its fantastic selection of shops, restaurants and Princess Street Gardens. The flat has been very nicely modernised by the current owners to a high standard and boasts, original floors, feature radiators and is attractively decorated throughout. The accommodation consists of a communal stair, with an entry phone, hall, open plan kitchen/living room, with very smart grey units, appliances and complementary worktops and tiling. There is plenty of space for seating, a Press style cupboard houses the boiler and there is a utility cupboard housing the washing machine and space for storage. There is a large double bedroom, with a window to the rear of the building and a particularly nice shower room, with built-in shelving and a feature wash hand basin. There is a well-kept communal garden to the rear.

- Communal stair
- Hall
- Open plan kitchen/living room
- Large double bedroom
- Shower room
- Gas central heating
- Double glazing
- Communal garden
- Meter/permit parking





DALRY

Dalry is a popular residential area to the West of the City Centre, within walking distance of the West End. There is a wide selection of local amenities including a Lidl supermarket. The area offers excellent leisure and recreational facilities nearby, including the Dalry Swim Centre, the Union Canal walkway and cycle path at Edinburgh Quay, and the Fountain Park Leisure Complex at Fountainbridge with its many bars, restaurants, multi-screen cinema, Nuffield Health Gym and bowling alley. The home of Scottish rugby is a short distance away at Murrayfield Stadium. There are great transport links with Haymarket Railway Station being perfect for commuters, as well as the new Tram Network and regular bus services providing access in and around the City. By car, major road networks are quickly and easily accessible as is access to Edinburgh International Airport. Excellent schooling is well represented, with both the state and private schooling available.



Extras

All fitted floor coverings, blinds, light fittings, oven, hob, fridge freezer, microwave and washing machine are included in the sale (no warranties given). Furniture may be available by separate negotiation.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

B

Home Report Valuation

£175,000

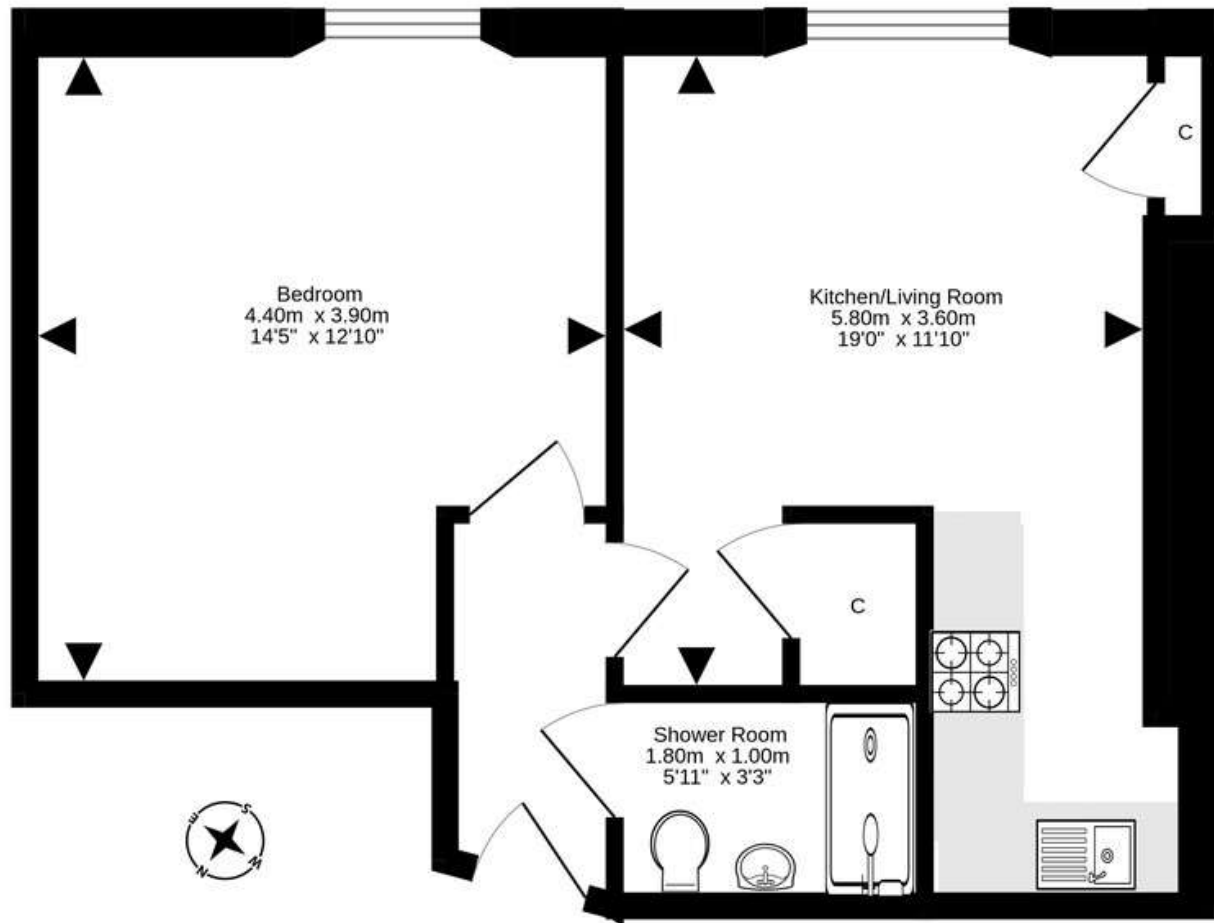
EPC Rating

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.
Made with Metropix ©2024



Estate Agency & Conveyancing ♦ Wills & Powers of Attorney ♦ Executory Estates
Employment Law ♦ Commercial Leases ♦ Dispute Resolution & Litigation

ēspc

89 Main Street, Davidsons Mains, Edinburgh EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

Also at: 98-99 Ferry Road, Leith, Edinburgh EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

ELP Arbuthnott McClanachan is a trading name of ELP-AM Solicitors Limited, registered in Scotland under company number SC471191

Whilst these particulars have been prepared as carefully as possible and are believed to be correct, no guarantee is given as to their accuracy and they shall not form part of any contract. Measurements are taken at the widest points, are for general guidance only and are approximate. The floor plan is for layout guidance only and may not be drawn to scale. Prospective purchasers should check all measurements and shapes before making any decisions reliant upon them. None of the systems or appliances has been tested and no warranty is given by ELP Arbuthnott McClanachan as to their order/condition. Interested parties are advised to have their interest noted through their solicitors as soon as possible in order that they may be advised of any closing date for the receipt of offers. Acceptance of a note of interest does not constitute an undertaking that the party will be given an opportunity to offer. The Seller shall not be bound to accept the highest or any offer. Written offers should be made in the form of the Scottish Standard Clauses.