

39/9 Caledonian Crescent (James Square), Dalry Edinburgh, EH11 2AQ

OFFERS OVER £199,995



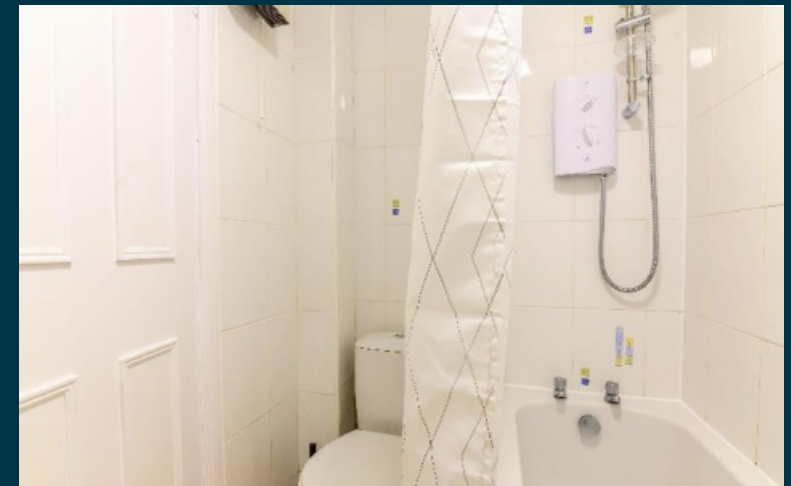
drummondmiller



- 2nd floor flat only 10-minute walk from Haymarket travel hub and West End amenities
- Unique residential development (1990's) boasting swimming pool and gym
- Ideal for first time buyers or investors
- Living room and separate kitchen
- 2 bedrooms and bathroom
- Timber double glazed windows and electric heating
- Allocated parking space
- Shared communal garden with large bike store
- EPC C

Description

This second floor flat is within a 4-storey block with a secure columned entrance which forms part of an exclusive residential complex arranged around an attractive central garden and boasting swimming pool and gym. Accommodation (48 sqm) includes a spacious T-shaped entrance hall, living room featuring traditional-style cornicing and a completely separate fitted kitchen with built-in oven/hob. It also has a double bedroom and small double bedroom and bathroom (complete with an electric shower over-bath). There is easy-to-keep flooring and generous storage space includes a walk-in store room and built-in wardrobes. It will appeal to a variety of purchasers including First Time Buyers and potential landlords.





Heating and Double Glazing

Electric heating is complemented by timber double glazed windows.

Gardens and Parking

There is an allocated parking bay (numbered 9) accessed via a secure entrance door (fob system) and attractive mutual courtyard style garden complete with bbq and bike store.

Facilities

The complex has a controlled entry system, heated swimming pool, sauna and small gym for the exclusive use of the residents. The James Square Proprietors Association (JSPA) was created by the owners to manage the maintenance costs of the common areas and services. It is understood that the present charge for number 39/9 is around £160 pcm (including Buildings Insurance) are made to Trinity factors who manage the development.

Location

Enjoying an almost hideaway location, James Square turns it's back on Caledonian Crescent creating a peaceful and secure setting for its residents. Dalry is a popular area between Haymarket and Gorgie with a choice of local shops and services catering for day-to-day needs. This is a central location which is a short walk from the varied West End, Haymarket travel hub and restaurants. Frequent bus services run from this area throughout the city and the business sector at Exchange Square is also within walking distance. There are also good transport links to university complexes, Edinburgh International Airport and the M8/M9 motorway network. Further recreational facilities are available at the nearby Fountainpark Leisure Centre including a cinema complex, bars, bistros, restaurants and the Nuffield health Sports Club.

Valuation

The property has been valued by surveyors at £225,000 and the Home Report is available from the ESPC web site.

Council Tax and EPC

The property lies in Council Tax band E and has a C rated Energy Performance certificate.

Extras

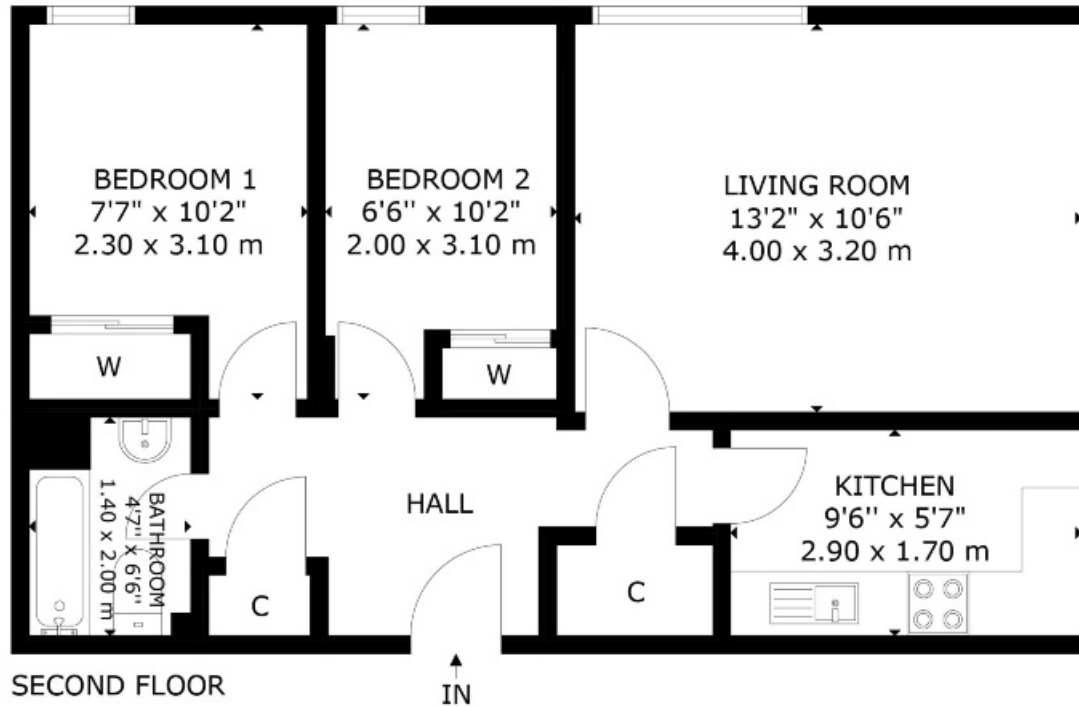
The sale price includes the integrated oven/hob, washing machine, fridge/freezer and all floor coverings.

Viewing

By appointment telephone Agents on 0131 229 3399 (0759 58 20611 out with office hours)

Virtual Staging

Please note there are three virtual staging images used to showcase what the property could look like with furniture.



39/9 JAMES SQUARE EH11 2AQ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 517 SQ FT / 48 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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