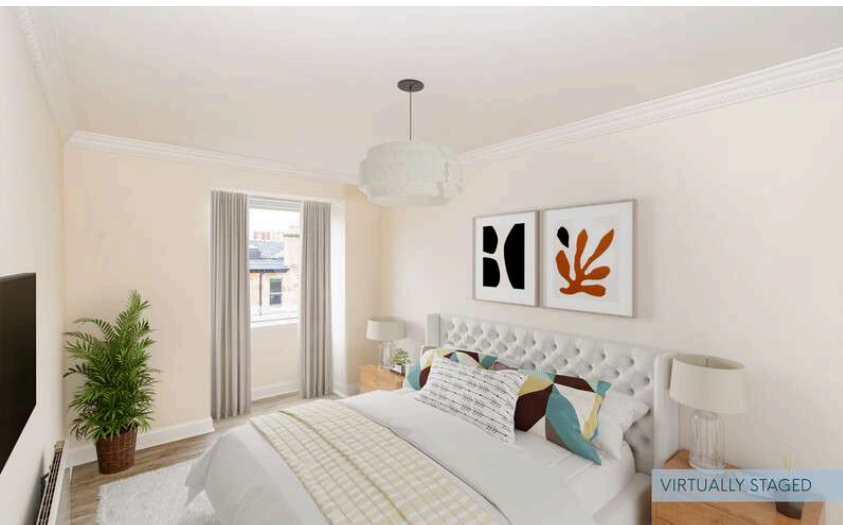


COULTERS

55/15 CALEDONIAN CRESCENT

DALRY, EDINBURGH, EH11 2AT

3 BED 1 BATH 1 PUBLIC









TAKE A LOOK INSIDE

55/15 Caledonian Crescent is a bright and spacious three-bedroom apartment located in the heart of Dalry and stone throwaway from Haymarket and The West End with fantastic facilities including a heated swimming pool and Gym.

The spacious accommodation comprises; well-lit living/dining room with a fantastic panoramic view looking toward Corstorphine Hill, two generous double bedrooms, plus a further smaller versatile bedroom or home office with skylight. The flat benefits from a large roof light, a well equipped galley style kitchen with a range of wall and floor mounted cabinets, and a large modern bathroom which has a shower fitting over the bath.

KEY FEATURES

-  Spacious top floor apartment
-  Two double bedrooms and a third smaller versatile bedroom
-  Well maintained communal gardens grounds
-  Secure residents parking
-  Within a short walk of The West End.
-  Heated swimming pool and gym within development



Windows throughout are double glazed, and there is a security entry phone system and electric off-peak heating. There is a useful under stair storage area within the lower entrance hall.

The swimming pool building is accessed using a key fob, while an additional fob opens the tall double doors leading to the secure allocated parking areas.



THE LOCAL AREA

Located between Gorgie and Haymarket, Dalry is perfectly positioned for accessing Edinburgh's Financial District and the West End. Haymarket Railway Station with the tram link to Edinburgh International Airport is within a ten-minute walk and regular bus services take you into the West End and the City Centre.

Dalry has a vast array of local retailers including pharmacies, convenience stores and takeaways. There is also a Lidl supermarket and Co-op Food store, both within a five-minute walk.

Dalry Swim Centre has a pool, gym and fitness classes and Fountain Park, located close to the area, has a Cineworld and Nuffield Health Centre.

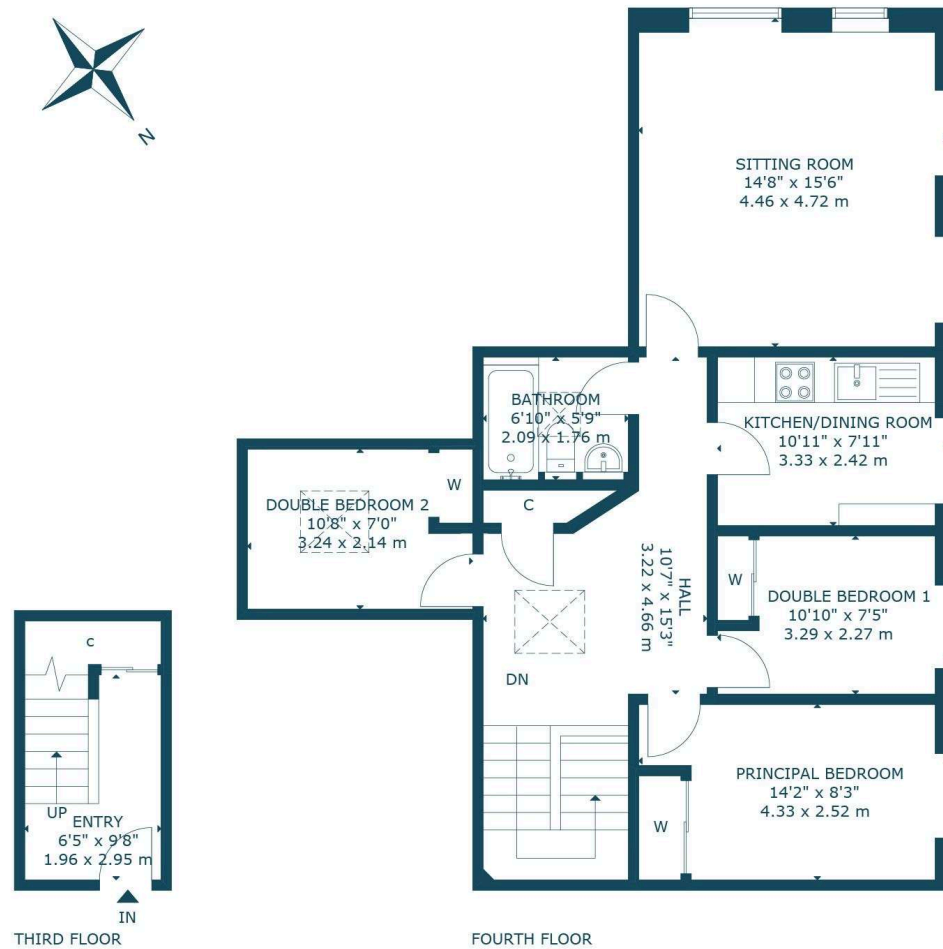
EXTRAS

All light fittings, fitted flooring and integrated appliances are included in the sale price.

55/15 Caledonian Crescent is a bright and spacious three-bedroom apartment located in the heart of Dalry and stone throwaway from







55/15 CALEDONIAN CRESCENT, EDINBURGH, EH11 2AT
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY APPROXIMATE GROSS INTERNAL AREA 931 SQ FT / 86 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.