











Offers Over  
**£230,000**

## 45/17 Caledonian Crescent

Dalry | Edinburgh | EH11 2AQ

Forming part of a luxury gated development in the City's sought after area of Dalry, is this south facing, two bedroom apartment. Close to excellent local amenities and transport links, the property benefits from fantastic communal facilities including beautifully-kept shared gardens, a roof terrace, swimming pool, sauna and gym facilities, and offers a great opportunity, in particular to first time buyers.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Allocated parking space
-  Communal gardens and roof terrace
-  Lift
-  EPC rating – D
-  Council tax band – E



## Description

James Square is accessed by canopied front steps which lead into a spacious foyer, and flat 17 which is quietly positioned on the fourth (top) floor is reached by either the common stairs or lift. You enter a welcoming hallway with secure entryphone system, which in turn leads to the bright lounge/dining room which has a south facing aspect and a pleasant view over the courtyard. The kitchen which is located off the lounge has a good range of wood fronted wall and base units and light from a skylight. There are two bedrooms, both benefitting from built in wardrobes and bedroom one also overlooks the courtyard. In addition to this, bedroom two has a built in study/storage area and light from a skylight. Completing the accommodation is a fully tiled bathroom with jacuzzi bath with shower over and a skylight.

The property further benefits from electric heating, double glazing and a communal rubbish chute.

Residents of James Square enjoy the use of excellent communal facilities including a swimming pool, sauna and a mini gym area with a good selection of free weights & kettlebells.



## Extras

All fixtures and fittings will be included in the sale along with the electric hob and oven, fridge/freezer, dishwasher and washing machine. Other items of furniture may be available by separate negotiation.

## Gardens and Parking

The buildings of James Square surround an attractively landscaped courtyard with a central garden with benches and a barbeque area. Furthermore, there is also a communal roof terrace and sun room with stunning panoramic views of Edinburgh's skyline including Edinburgh Castle.

The flat benefits from a secure allocated parking space and there is a secure bike store.

## Factoring

The communal areas are factored by Fior Asset and Property at a monthly cost of approximately £174 and this includes buildings insurance. In addition to this, a savings fund was set up for all residents in blocks 45 and 51 to contribute £140 per month, from 1st May 2023 to 1st October 2024 in anticipation of the roof requiring refelting in the future.

## Viewing

By appointment through Neilsons (0131 625 2222).







## Location

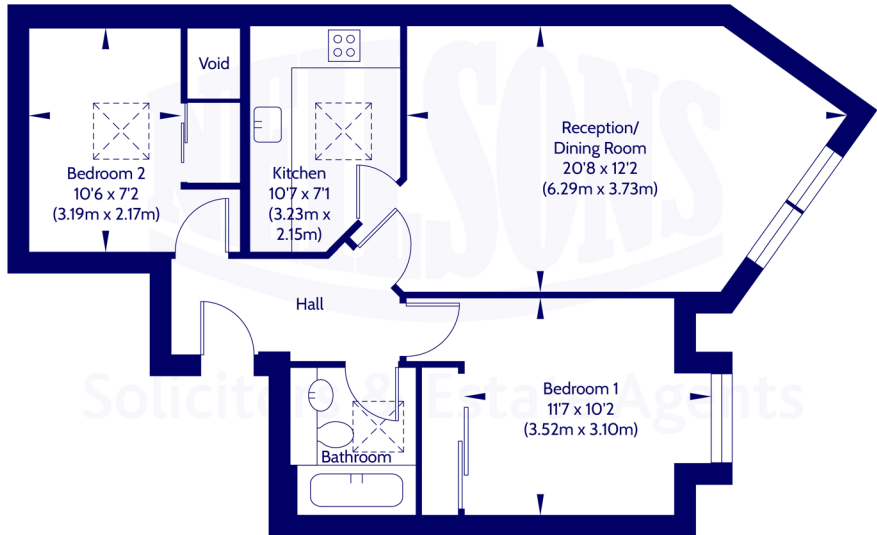
Caledonian Crescent is in the popular residential area of Dalry which is situated to the west of Edinburgh City Centre. Dalry is within comfortable walking distance of Princes Street and George Street, and Haymarket train station is close at hand along with the newly extended Edinburgh Tram Network, providing convenient access to Edinburgh Airport. The area is well served by a frequent bus service in and around the City and surrounding areas and the City Bypass is also within proximity giving access to central Scotland's main motorway network. An excellent selection of specialist shops, supermarkets, cafes, bars and restaurants can be found in the immediate area. There are a good range of leisure facilities including Fountain Park Leisure Complex which includes a Cineworld & Nuffield Health Club, Murrayfield Stadium & waks along the Union Canal.





Approx. Gross Internal Floor Area 59.37 Sq M / 639 Sq Ft.

#### Fourth Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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