



CLANCYS

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41/8 Caledonian Crescent,

Edinburgh, EH11 2AQ

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Description

41/8 Caledonian Crescent is a contemporarily styled 1-bedroom second floor flat in the popular central location of Dalry, Edinburgh, set quietly to the rear of a traditional tenement building. The property is offered in good order and the accommodation briefly comprises; entrance hall, living room, modern fitted kitchen, light and airy double bedroom, shower room and a separate WC. The property further benefits from double glazing, communal garden and residents permit parking. This property will appeal to a variety of buyers and viewing is highly recommended to fully appreciate the property on offer.

Location

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, with the varied West End and City Centre shops and restaurants just a short journey away. Frequent bus and tram services run from nearby main roads to other parts of the city and the business sector at Exchange Square is within walking distance. There are also good transport links to Edinburgh International Airport and the M8/ M9 motorway network. Further recreational facilities are available at the Fountain park Leisure Centre including a cinema complex, bars, bistros, restaurants and the Nuffield Health Fitness & Wellbeing Gym.

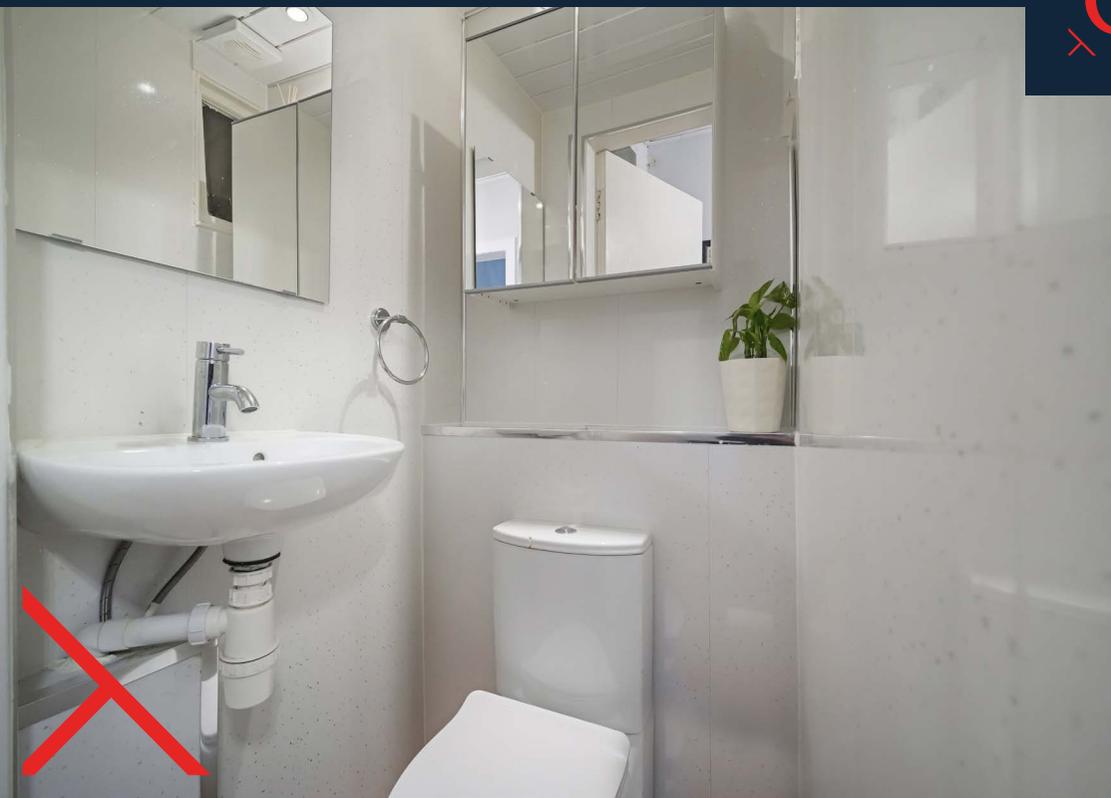
Extras

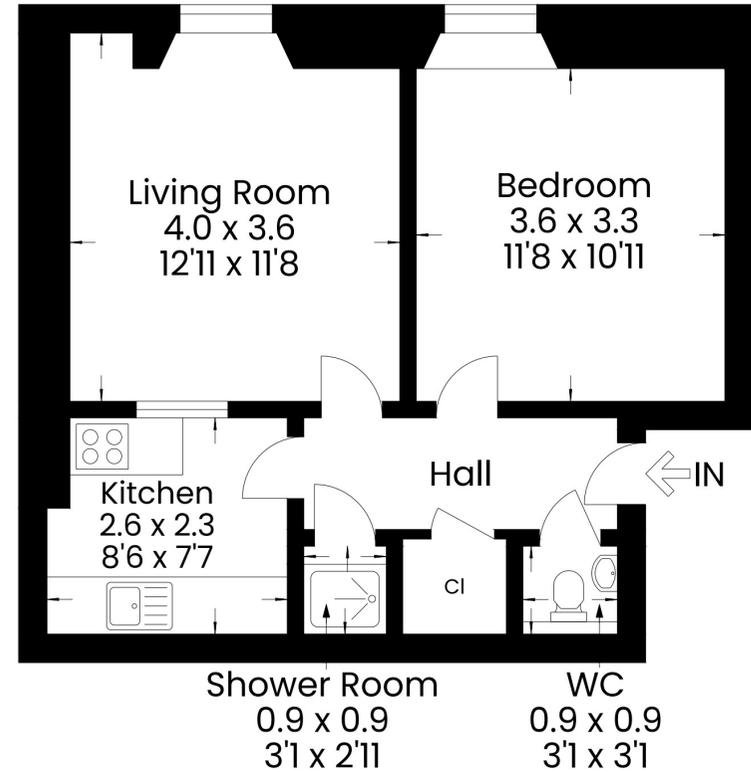
All fitted floor coverings and integrated kitchen appliances.

Features

- Entrance hall
- Living room
- Kitchen
- 1 bedroom
- 1 Shower room
- WC
- Double glazing
- Communal garden
- Residents permit parking
- EPC rating - D
- Council Tax Band – B
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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