



Portolio

CALEDONIAN CRESCENT

Edinburgh, EH11 2DE

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Offers Over £135,000

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1 bedroom property in a central location would now benefit from modernisation throughout. The ground floor property is located within a traditional stone-built tenement conveniently located just minutes walk from Edinburgh City Centre. The property comprises an entrance hallway, open plan lounge/kitchen, utility cupboard, bedroom, and shower room with WC. The property benefits from having double glazing, a ground floor location, and great local amenities. This property would be ideal for a 1st time buyer or property investor.

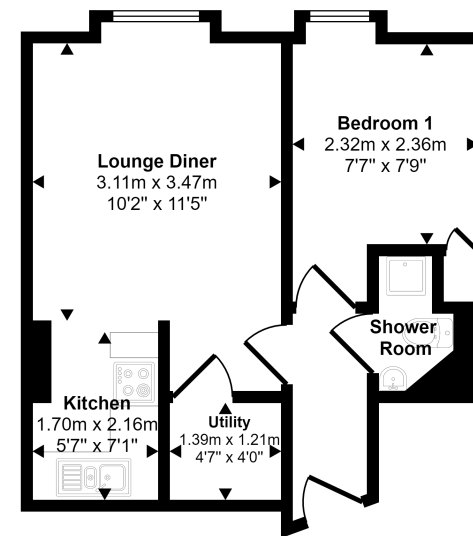
Dalry is a vibrant neighbourhood of Edinburgh located close to the city centre inbetween the popular areas of Haymarket and Gorgie. The property is within walking distance of the West End, Financial District, and Haymarket. There is an array of leisure, dining, and retail choices in the surrounding streets as well as at Fountain Park which houses a multi-plex Cineworld cinema, Nuffield Health and Fitness Wellbeing Gym, Tenpin Bowling, and well-known casual dining choices.



FEATURES

- 1 Bedroom
- Central location
- 31 sq m
- Needs Modernisation
- Council Tax Band B

Approx Gross Internal Area
31 sq m / 332 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.