



MACWOOD



45/10 JAMES SQ,  
CALEDONIAN CRESCENT,  
EH11 2AQ



# WHAT YOU NEED TO KNOW



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Just a short walk from Edinburgh's West End and positioned in the heart of vibrant Dalry this generously proportioned one-bedroom apartment in the popular James Square development boasting a shared gym and swimming pool is ideal for a first-time buyer, professional, or investor.

Entered on the second floor via lift or stair, the front door opens into a carpeted hallway equipped with useful built-in storage. From here you move through into a bright and spacious sitting room featuring a tasteful décor of carpeting and a serene colour palette. Adjacent, the good-sized modern kitchen showcases shaker-style under-base-lit wall and floor units set against a striking tiled splashback and smooth white worktops. Integrated appliances include an extractor hood, hob, and oven. Completing the well-presented accommodation is a light and airy carpeted double bedroom with built-in mirrored wardrobes and a bathroom equipped with a washbasin, WC, and bath with a wall-mounted shower.

Externally residents benefit from shared landscaped grounds and allocated parking.



## OUR EXPERT SAYS...

*"A generously proportioned one-bedroom apartment in Edinburgh's vibrant Dalry, featuring a shared gym and swimming pool, ideal for first-time buyers, professionals, or investors."*

**- Ross MacDonald,  
Director**



**536 FT<sup>2</sup>**





# FLOORPLAN



# LOCATION

Lying two miles west of Edinburgh city centre Dalry is a vibrant neighbourhood within easy reach of the West End, Financial District, and Haymarket boasting fashionable bars, restaurants and independent retailers. Close to the Union Canal residents can enjoy pleasant walks and cycles. Fantastic leisure amenities are available at Fountain Park, only a ten-minute walk away, which houses a cinema, gym, bowling alley, and a range of restaurants and bars. Dalry Swim Centre offers a gym and fitness classes, and it is an ideal location for Murrayfield Stadium, the O2 Academy, and Carrick Knowe Golf Club.

The upcoming Haymarket development promises an exciting variety of leisure and retail amenities when it opens. For daily shopping needs, there are a variety of convenience stores along with well-known supermarkets in easy reach including a Lidl, Sainsbury's, and Aldi. The Gyle Shopping Centre and Hermiston Gait house a variety of retailers. Edinburgh Napier University at Merchiston, Edinburgh College Sighthill Campus, and Heriot-Watt University are easily accessible. Regular bus, tram, and train services connect Dalry quickly to the city centre, Edinburgh Airport, and beyond, and there is easy access to the City Bypass.



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**TO REGISTER YOUR  
INTEREST, CONTACT:**

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