



## 61/3 Caledonian Crescent, Edinburgh, EH11 2AT

Light & Well-Presented, Two Bedroom, First Floor Flat with Allocated Parking

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# Property Description

Light and well-presented, two-bedroom, first-floor flat, set off-street within a secured courtyard, and with an allocated parking space. Part of a factored development, conveniently located in the popular Dalry area, west of Edinburgh's city centre.

Comprises an entrance hall, living/dining room, kitchen, two double bedrooms, and a bathroom.

Features include a fitted kitchen with appliances, electric heating, double glazing, and good storage including bedroom wardrobes.

An ideal, vibrant city centre location, with access to a residents' swimming pool, gym and sauna, a leafy view over a shared courtyard garden, and a secured and gated residents' car park.

A welcoming entrance hall affords access throughout the majority of the property, including a convenient storage cupboard, and features space for outerwear and freestanding furniture.

Set to the front, overlooking a quiet leafy courtyard, the tastefully finished living room features two light fittings and uplights, two windows allowing plentiful natural light, and ample space for dining. Set off the lounge, the fitted kitchen includes a sink with a drainer, and an integrated electric hob and oven, with all freestanding appliances also included in the sale.

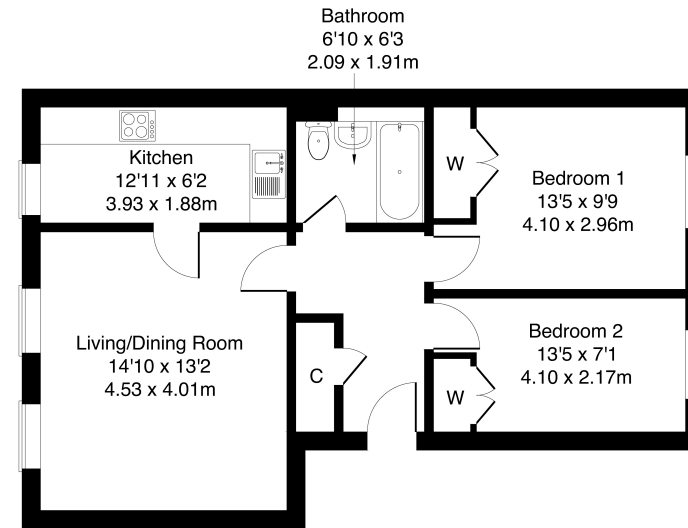
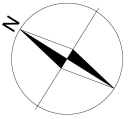
Set to the rear, enjoying a southerly aspect, two double bedrooms are similarly finished, with coving, central light fittings and built-in wardrobes. Completing the accommodation, the bathroom is set internally off the hall, with a three-piece suite including an electric shower over the bath and tiled splash walls.

Furnishings are available by separate negotiation.



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Approximate Gross Internal Area: (646 sq ft - 60 sq m.)



First Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Dalry is a high-amenity area within walking distance of Haymarket Station, Edinburgh's West End and the city centre. There is excellent local shopping, with specialist shops and supermarkets close by, including Co-operative and Lidl supermarkets, whilst a Sainsbury's and Aldi are located in nearby in Gorgie. There is an extensive range of cafes, bars and restaurants both in Dalry and the nearby West End, whilst leisure facilities

Fountain Park complex with a multi-screen cinema and fitness centre and the Dalry Swim Centre. Dalry is also convenient for Napier and Heriot-Watt universities, and Edinburgh College. There are highly frequent bus services, whilst the tram network is available from Haymarket for direct connections to Edinburgh Airport, the city centre and Newhaven.





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