



Estate Agents and Solicitors

4/14 Caledonian Crescent, Dalry, Edinburgh, EH11 2DE

Light and Well-Presented, Traditional, One-Bedroom, Third-Floor Flat

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Property Description

Light and well-presented, one-bedroom, third-floor flat, forming part of a traditional stone-built tenement. Conveniently located in the popular Dalry area, just west of Edinburgh city centre.

Comprises an entrance hall, open plan living/dining room and kitchen, utility cupboard, double bedroom, and a shower room.

Features include light tasteful decor, varnished original wood flooring, tall ceilings, a fitted kitchen with appliances and a modern bathroom. In addition, there is a gas central heating and double glazing, a well-maintained, shared garden to the rear and a cupola over the communal stair.

An ideal starter home or buy-to-let opportunity, with easy access to the city centre, all furnishings are also available by negotiation.

An entrance hall features varnished, original floorboards which continue throughout most of the flat. A well-proportioned room, with built-in shelving, is filled with natural light, from tall, twin, southeasterly-facing windows and provides a versatile floorplan for both lounge and dining furniture, if desired. Set around one end of the room, a kitchen features wood-effect units and stone-effect worktops, and includes an integrated oven, a gas hob and a stainless-steel canopy, whilst a fridge/freezer and a washing machine are housed in an adjoining utility cupboard.

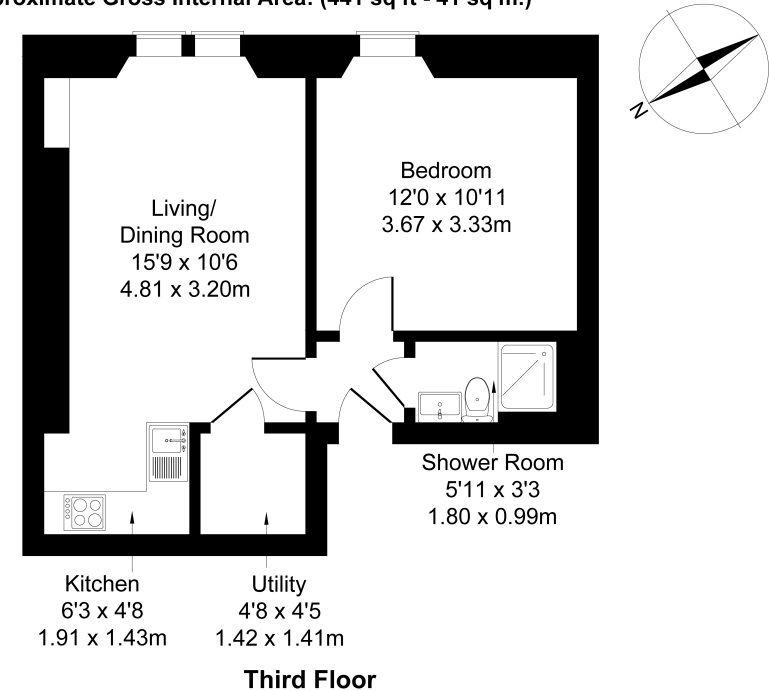
A double bedroom enjoys similar, generous proportions and a sunny outlook. Plenty of space is available for freestanding bedroom furniture and storage.

Completing the accommodation, a shower room comprises a recessed shower cubicle, a WC suite and tiled splash walls and flooring.



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Approximate Gross Internal Area: (441 sq ft - 41 sq m.)



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 Sainsbury's and Aldi are located nearby in Gorgie. There is an extensive range of cafes, bars and restaurants both in Dalry

End, whilst leisure facilities include the 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 or the city centre.





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