



26-11 Caledonian Crescent
Dalry
Edinburgh
EH11 2AJ



POLICE
DOUBLE PARKED
VEHICLES WILL
BE REMOVED

P
Permitted
Holdover
only





Attractive second floor flat within a traditional tenement building located just off Dalry Road. Dalry is a popular, established residential area ideally located for the City Centre. Dalry offers a good selection of local shops and amenities including a Co-op supermarket. There are regular bus services to the city centre and other parts of the city. Haymarket Train Station is also only a short walk away.

The Fountain Leisure Park, which features a multiplex cinema and full leisure facilities including Virgin Active Gym, is also within easy walking distance as is the Dalry Swimming Centre.



Entrance to the flat is by way of a well-maintained common passage and stair with the added security of an entry phone system. The passage also gives access to the shared garden at the rear.

Internally the property is in good decorative order throughout and benefits from electric heating, double glazing and good storage facilities. All fitted carpets and floor coverings are included in the sale together with the integrated hob, electric oven, washing machine and fridge. All other items of furniture currently in the property are also included in the sale.

PROPERTY DETAILS

- Entrance Hall with entryphone handset. Meters cupboard.
- Bright and spacious Lounge with window to front. Display recess with cupboard below. Open plan to;
- Fitted Kitchen with matching wall and base units. Integrated electric hob and oven. The washing machine and fridge are included in the sale. Ample worksurfaces with circular stainless steel sink and tiled splash back. Breakfast bar.
- Large Double bedroom with window to front. Extensive built-in mirrored wardrobes providing ample hanging space and shelving.
- Shower Room with white two-piece suite comprising wash hand basin and WC. Shower compartment with electric shower. Bathroom cabinet. Two mirrors. Glass shelf. Extractor.



Viewing: By appointment on 0131 524 3800







EXTERNAL

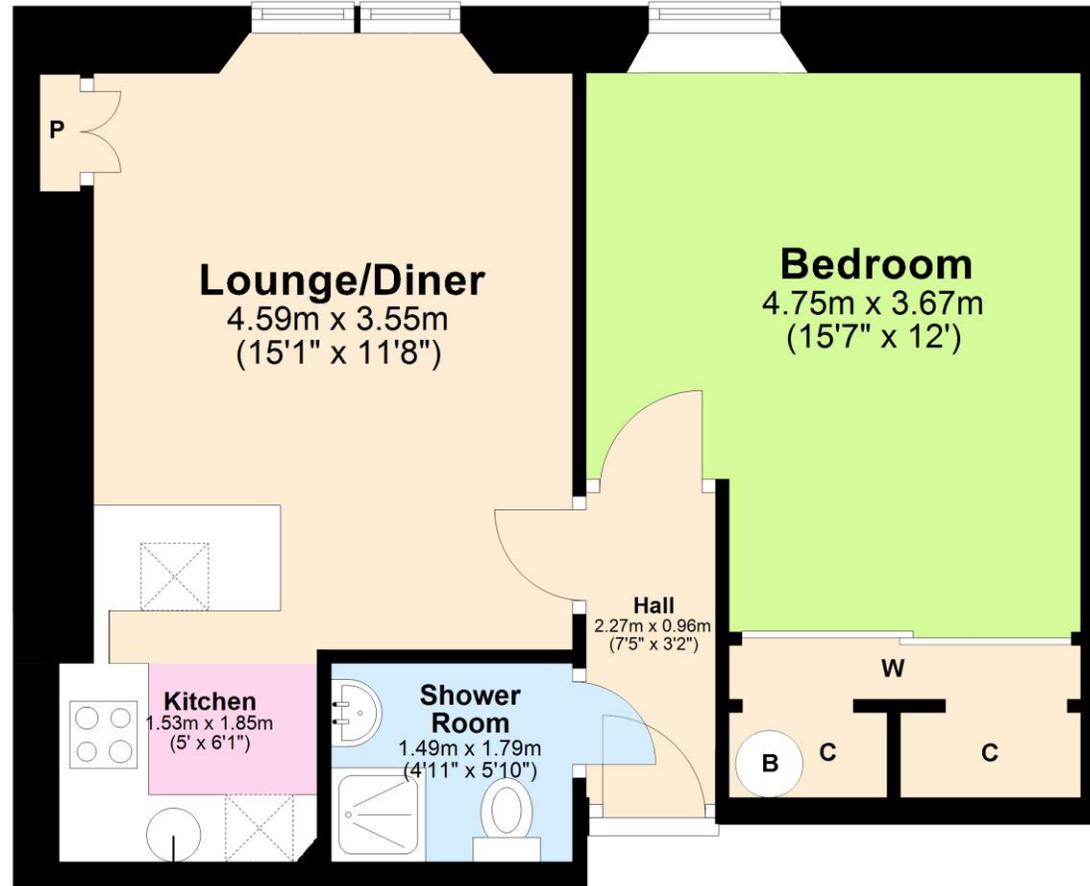
There is a large enclosed communal garden to the rear of the building.

Resident permit parking is available on application to The City of Edinburgh Council.

- Energy Efficiency Rating - D
- Council Tax Band - B

Second Floor

Approx. 45.4 sq. metres (488.8 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.