



19/4 Caledonian Crescent,
Edinburgh, EH11 2AL



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Located in the popular Dalry area of Edinburgh and within excellent walking distance of Princes Street and Haymarket Station/Tram stop is this rear facing ground floor flat with gas central heating. Forming part of a traditional tenement, the building has secure entry system and well-tended shared garden to the rear.

The accommodation comprises an entrance hall and good sized open plan lounge/kitchen which has a window to the rear. The kitchen area is fitted with a range of modern base and wall units with the oven, hob, hood, washing machine and fridge to remain. The spacious double bedroom has two deep storage cupboards and completing the accommodation is the bathroom with shower over bath.

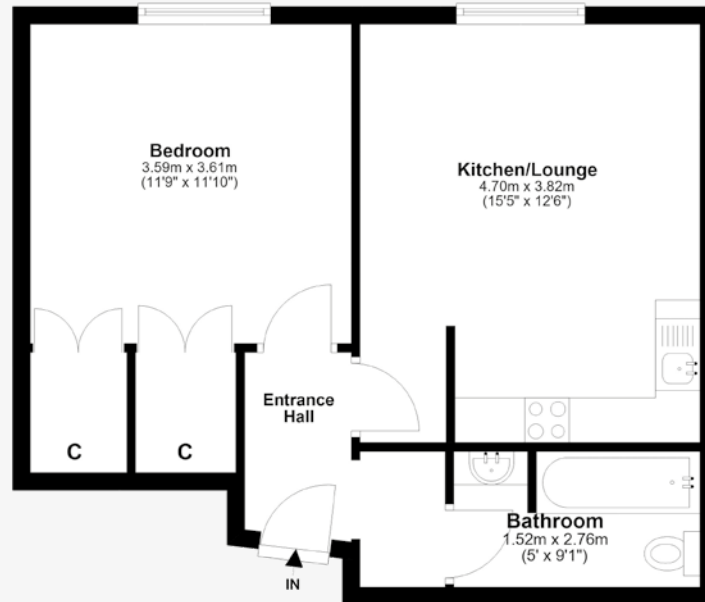
The flat would make an excellent first home and therefore early viewing is essential.

There is a factoring arrangement in place for the upkeep of common areas including the shared rear garden and stair cleaning. The current actor is Lowther with a quarterly payment of approximately £95.

Area Description

Dalry is a highly sought after area within easy walking distance of the City Centre and boasts Haymarket Station on its doorstep. Dalry is well served by a quick and speedy bus service with routes across Edinburgh and benefits from a Tram stop which provides direct access to the Gyle, Edinburgh Park and Airport. There are first rate local amenities, supermarkets, artisan bars, shops and restaurants close by with West End boutiques and Princes Street with its high street brands and large shopping outlets conveniently close. Princes Street Gardens with its vast open green spaces and the Water of Leith walkway and cycle routes are within easy reach, while Fountain Park, which houses a Nuffield Health club, gym, swimming pool, multi-screen cinema complex and restaurants is also handily located.





Accommodation

Lounge/kitchen:	4.7m x 3.8m	(15'5" x 12'6")
Bedroom:	3.58m x 3.6m	(11'9" x 11'10")
Bathroom:	2.77m x 1.52m	(9'1" x 5')

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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Agent's Note

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