



31/10 Caledonian Crescent, Edinburgh, EH11 2AH

Tastefully Presented, One-Bedroom, Second-Floor Flat

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Property Description

Light and tastefully presented, one-bedroom, second-floor flat forming part of a traditional stone-built tenement. Located in the popular Dalry area, just to the west of Edinburgh city centre.

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

Highlights include an impressively spacious public room, a modern fitted kitchen with appliances, and a stylish bathroom. In addition, there are sash and case windows, tall ceilings, contemporary flooring, and gas central heating.

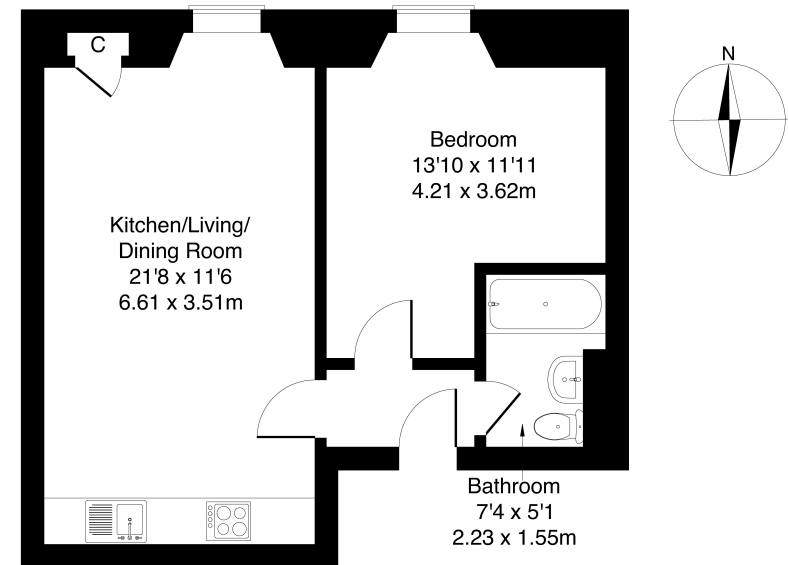
There is a secure entry system, a well-maintained shared garden to the rear, and zoned on-street parking to the front and surrounding streets.

An inviting entrance welcomes you into the property and provides access to all rooms, creating a seamless and practical living space. The hallway leads through to the open-plan living room and kitchen, with contemporary flooring flowing throughout. The living room is tastefully decorated in light tones, with a large window allowing an abundance of natural light to fill the space. The kitchen has been finished to a modern standard, featuring sleek countertops with a stylish splashback, a stainless-steel sink with drainer, as well as an integrated oven and electric hob with a canopy above and a washing machine.

The bedroom benefits from carpeted flooring, creating a warm and comfortable environment ideal for relaxation, while also featuring a charming fireplace. Completing the property is the family bathroom, which comprises a three-piece suite with a shower over the bath and a stylish ladder-style radiator.



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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. The area offers excellent local shopping with specialist shops and supermarkets nearby, including Co-operative and Lidl. Additional supermarkets such as Sainsbury's and Aldi are located in nearby Gorgie. Dalry and the West End feature a wide variety of cafes, bars, and restaurants. Leisure facilities include the

Park complex, which houses a multi-screen cinema and fitness centre, as well as the Dalry Swim Centre. The area is convenient for Napier University, Heriot-Watt University, and Edinburgh College. Frequent bus services run through Dalry, and the tram network from Haymarket provides direct connections to Edinburgh Airport, the city centre, and Newhaven.





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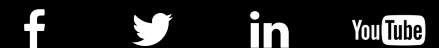
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