



Offers Over

£330,000

51/8 Caledonian Crescent

Dalry | Edinburgh | EH11 2AT

A rare opportunity has arisen to acquire this spacious three-bedroom first floor flat forming part of the James Square development in the popular Dalry area. Benefiting from an exceptionally large private terrace, private balcony and secure allocated parking, the property offers generous and flexible accommodation with excellent potential. Ideally positioned close to an excellent range of amenities and transport links, the property will appeal to a variety of purchasers including professionals and growing families.

-  3 bedrooms
-  1 public room
-  2 bathrooms
-  Private terrace and balcony
-  Development leisure facilities
-  Secure allocated garage parking
-  Passenger lift
-  EPC Band - D
-  Council Tax Band - E



Description

A welcoming entrance hallway provides access to the accommodation and benefits from useful integrated storage provisions. The spacious open-plan lounge/kitchen/diner provides an excellent central living space, with sliding patio doors leading directly onto the exceptionally large private terrace. Offering a fantastic amount of outdoor space and considerable potential, the terrace provides a fantastic opportunity for a purchaser to create a private outdoor area tailored to their own tastes and requirements. The kitchen is fitted with a range of integrated appliances and benefits from under-unit lighting and partial tiling to the splash areas. The generous principal double bedroom benefits from an integrated double wardrobe with sliding mirrored doors and sliding patio doors leading onto a private balcony. The en-suite shower room is partially tiled and fitted with a double shower cubicle. Bedroom two is a good-sized double room with an integrated double wardrobe featuring sliding mirrored doors. Bedroom three is another double bedroom with an integrated wardrobe with mirrored doors, offering useful flexibility for a variety of uses. The main bathroom is fully tiled and fitted with a shower over the bath.

Further benefits include a secure door entry system, electric heating and double glazing.

The property is factored at approximately £146 per month.



Gardens & Parking

Externally, the property benefits from the substantial private terrace and private balcony. Residents can also enjoy access to a communal roof terrace, which boasts impressive views across the surrounding area

The development further benefits from secure garage parking, with one allocated space accessed via a security fob, together with a passenger lift and secure door entry. Leisure facilities include a swimming pool, gym and sauna, currently undergoing maintenance.

Extras

Selected fixtures and fittings, including; integrated electric hob, oven, and hood, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

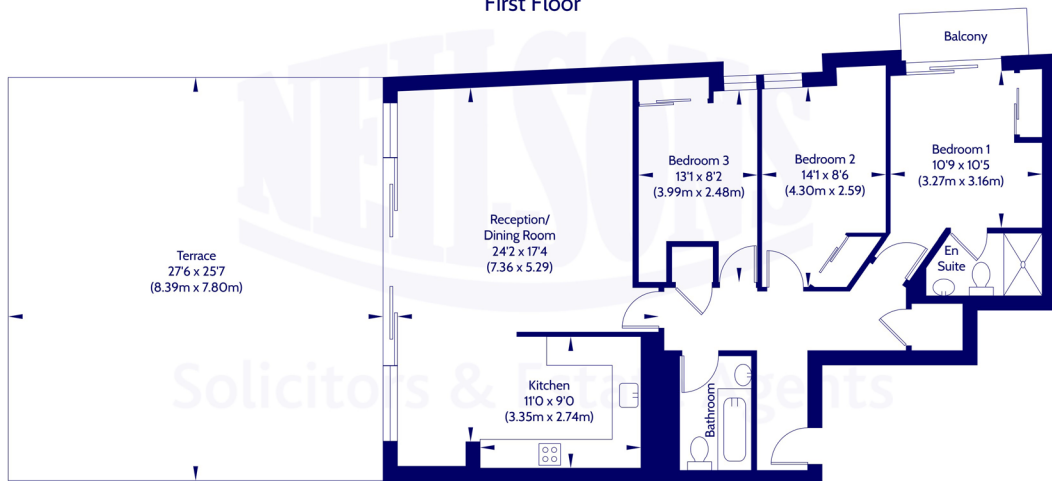
Caledonian Crescent is in the popular residential area of Dalry which is situated to the west of Edinburgh City Centre. Dalry within comfortable walking distance of Princes Street and George Street, and Haymarket train station is close at hand along with the Edinburgh Tram Network, providing convenient access to Edinburgh Airport. The area is well served by a frequent bus service in and around the City and surrounding areas and the City Bypass is also within proximity giving access to central Scotland's main motorway network. An excellent selection of specialist shops, supermarkets, cafes, bars and restaurants can be found in the immediate area. There are a good range of leisure facilities including Fountain Park Leisure Complex which includes a Cineworld & Nuffield Health Club, Murrayfield Stadium & walks along the Union Canal.





Approx. Gross Internal Floor Area 94 Sq M / 1016 Sq Ft.

First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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