



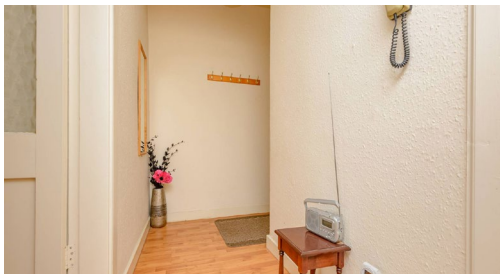
11/9 Caledonian Crescent
Dalry, Edinburgh, EH11 2AN

CALL US ON 0131 447 4747

11/9 Caledonian Crescent, Dalry, Edinburgh, EH11 2AN

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Reception hall with excellent walk-in storage cupboard.
- Access to attic storage space.
- Open-plan, south-east facing living room/kitchen with appliances.
- Feature gas fire.
- Generously proportioned double bedroom with fitted wardrobes.
- Bathroom with shower.
- Double glazing.
- Communal garden to rear.
- Permit & metered parking.



GENERAL DESCRIPTION

Quietly situated to the rear of a traditional tenement building in Edinburgh's vibrant Dalry district, this second-floor flat is ideally positioned for a wide range of local amenities and lies within walking distance of the city centre. The property offers an excellent opportunity for first-time buyers or those considering a purchase for letting purposes. While modernisation is required, it has excellent potential.

COUNCIL TAX BAND
TRAIN STATION
AIRPORT
BUSES

B.
APPROXIMATELY 400 METRES TO WESTER HAILES TRAIN STATION.
APPROXIMATELY 7 MILES TO EDINBURGH AIRPORT.
WITHIN 100 METRES.

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.

EXTRAS:

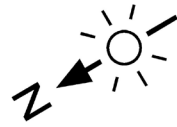
ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREESTANDING GAS COOKER, FRIDGE AND AUTOMATIC WASHING MACHINE. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE FOR NEGOTIATION.



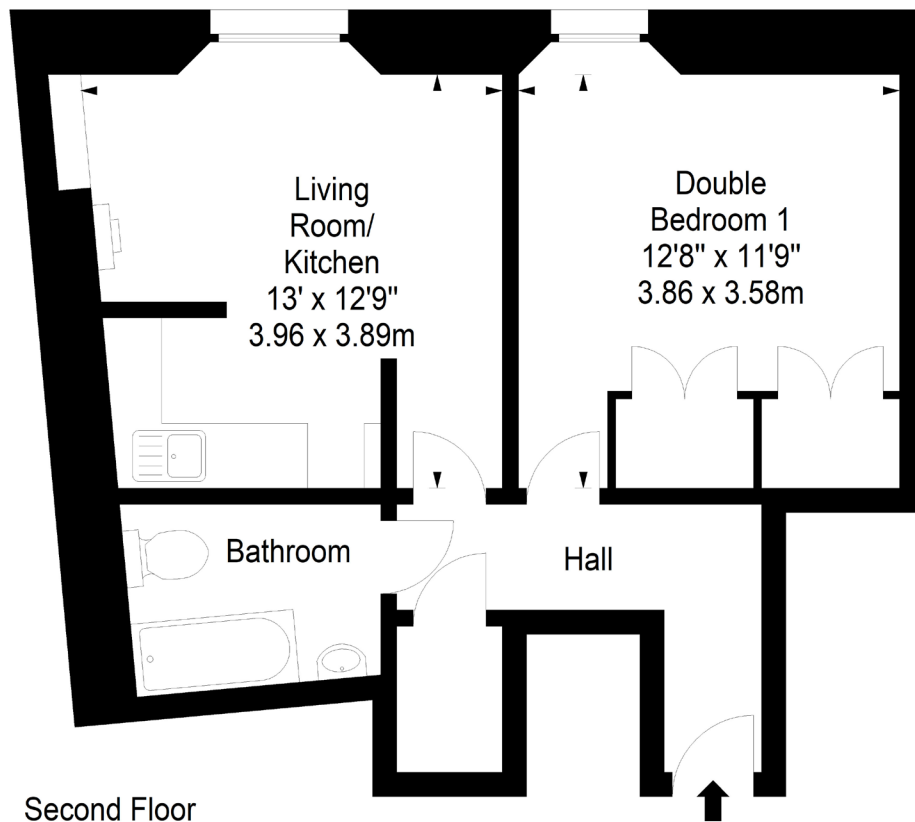
**Caledonian Crescent,
Edinburgh,
Midlothian, EH11 2AN**



Approx. Gross Internal Area
451 Sq Ft - 41.90 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING D**



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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.