McEwan Fraser Legal
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36/6 Caledonian Crescent

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Charming one-bedroom traditional tenement flat offering bright, spacious interiors, period features and contemporary finishes in Edinburgh's popular Dalry area



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This charming one-bedroom flat is situated within a traditional tenement building in the popular Dalry area of Edinburgh, offering a wonderful blend of period character and contemporary living. Upon entering the building, you are welcomed by a traditional communal stairwell, which retains a wonderful sense of character, featuring a striking staircase with decorative cast-iron balustrades and providing access to the neighbouring properties.

Internally, the property opens into a bright and spacious hallway, where impressive high ceilings and neutral decor create an inviting sense of space and an airy, welcoming atmosphere. The understated finishes provide a versatile backdrop, allowing prospective purchasers to add their own personal style.

THE LIVING ROOM





The heart of the home is the bright and spacious open-plan living area, beautifully presented with crisp white decor and contemporary wood-effect flooring. A charming feature fireplace with a decorative surround creates an attractive focal point, adding a touch of traditional character to the modern surroundings. Two tall sash-style windows allow an abundance of natural light to flood the room, while the impressive ceiling height further enhances the feeling of space. A recessed shelving unit provides a practical yet stylish feature, ideal for displaying books and decorative pieces.

THE KITCHEN



An attractive archway leads seamlessly through to the fitted kitchen, which is equipped with a range of white wall and base units complemented by contrasting worktops, providing a clean and contemporary finish with ample storage and preparation space.









The generously proportioned bedroom continues the property's fresh and neutral aesthetic, featuring crisp white decor and grey wood-effect flooring. A traditional sash-style window allows natural light to fill the room, creating a bright and relaxing retreat. Two useful storage cupboards provide valuable space for clothing and household essentials while maintaining the room's uncluttered appearance.

Completing the accommodation is a neatly presented shower room, finished in a neutral colour palette with tiled walls and wood-effect flooring, creating a practical and easy-to-maintain space.

THE SHOWER ROOM



THE BEDROOM





Externally, residents benefit from access to a shared communal rear garden, predominantly laid to lawn and complemented by mature trees, providing a pleasant green outdoor space to enjoy during the warmer months.

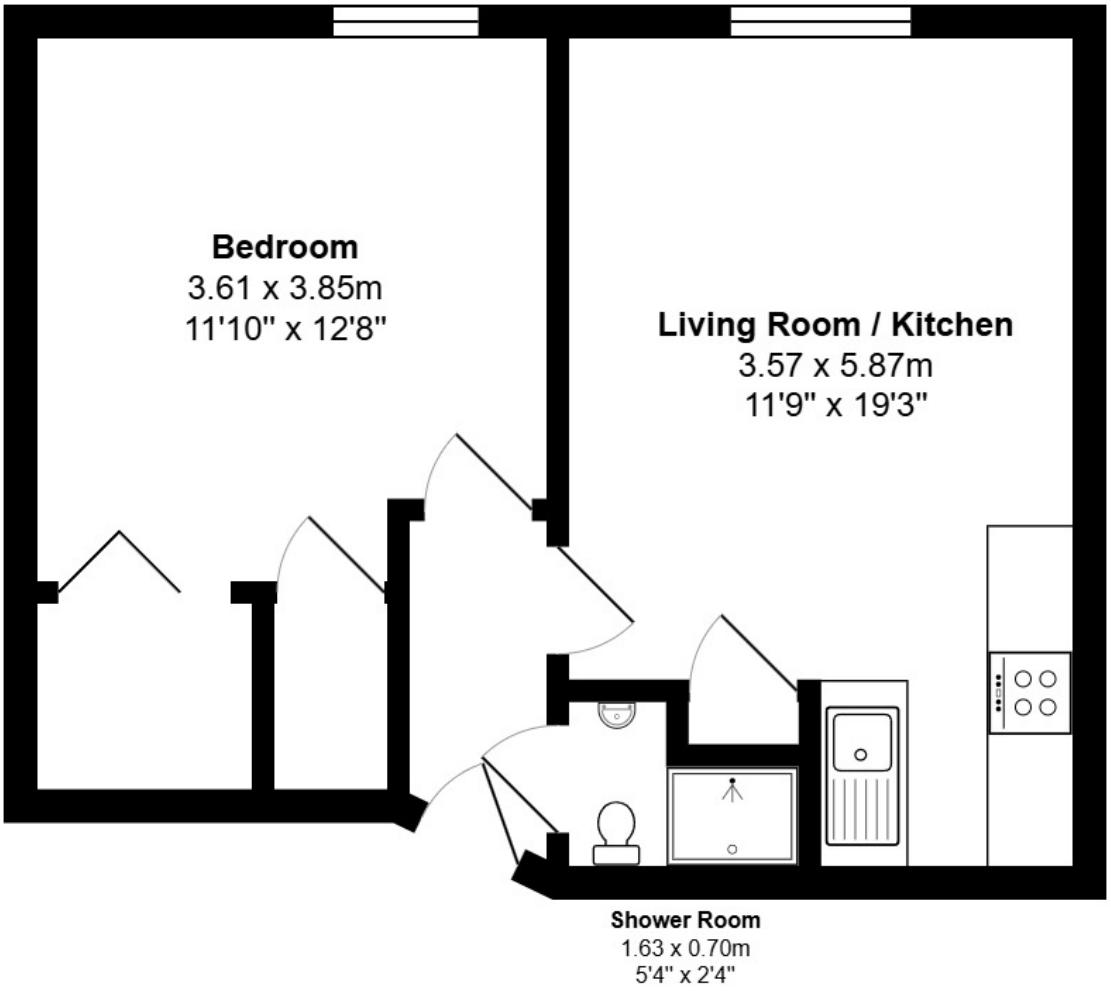
EXTERNALS





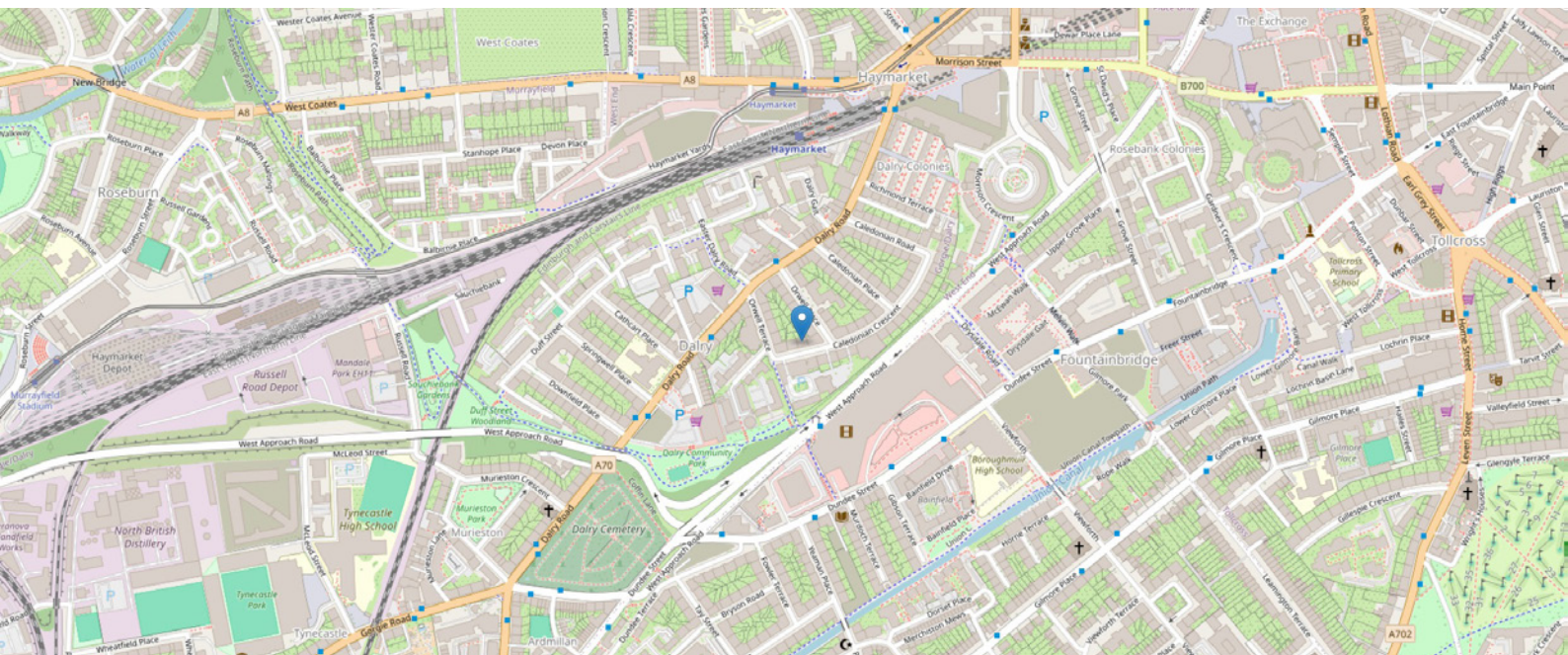
Combining traditional features, bright and well-proportioned accommodation and a highly convenient location, this appealing one-bedroom flat presents an excellent opportunity for first-time buyers, professionals or investors seeking a property within easy reach of Edinburgh's city centre.

FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m^2): 38m^2 | EPC Rating: D



THE LOCATION

Dalry is one of the city's most popular residential districts, lying just beyond the West End and within walking distance of Princes Street.







There are local post office services with a full choice of banking and building society services within the immediate vicinity. Should more specialised shopping be required, the West End and Princes Street are only 3 or 4 minutes away using one of the many and frequent bus services offered, while Haymarket Railway Station and the long-awaited tram line are virtually on the doorstep.

It is also worth noting the close proximity to Dalry Swim Centre and a short walk through a vennel takes you to Fountain Park, which houses a multi-screen cinema complex and fitness centre.







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