



## 31/1 Caledonian Crescent, Dalry, Edinburgh, EH11 2AH

Fixed Price £93,000

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### Description

Attractive freshly decorated ground floor flat forming part of a traditional tenement building and situated within Edinburgh's popular Dalry district. Accommodation comprises entrance hall, lounge, kitchen, double bedroom, shower room and separate toilet. White meter heating. Double glazed. All carpets included. Entry phone system. Private front plot and shared rear garden.

### Viewing

Viewing by appointment with agents 0131 225 2354

### Features

- Popular residential area
- Close to local amenities and city centre
- Freshly decorated
- Ideal First time purchase
- Economical white meter heating
- Double Glazed
- All carpets included
- Entry phone system
- Private front plot and shared rear garden

*– Where personal legal service is a tradition –*



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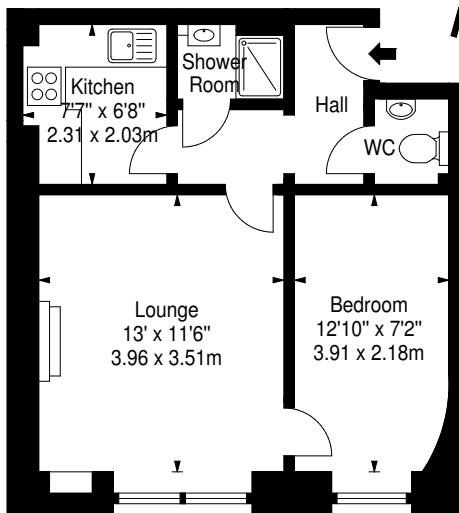


#### Location

Dalry lies to the west of the city centre close to the West End both of which are within a walking distance making it ideally placed for all shopping, business banking and leisure requirements. Situated nearby are the various shops and services to be found in Dalry road, West Maitland Street and also Lothian Road. Haymarket railway station is a short walk from the property and regular bus services run to all parts of the city centre, Fountain Park, home to Cineworld Cinema, ten pin bowling, restaurants and bars is also only a short distance away as is the Dalry Swim Centre. The city by-pass and main motorway networks are all within easy reach.



31/1 Caledonian Crescent, EH11 1AH  
Approx. Gross Internal Area  
404 Sq Ft - 37.53 Sq M



#### Ground Floor

For identification only. Not to scale.  
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The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale. All measurements are approximate.

