

COULTERS[©]

11/13 CALEDONIAN CRESCENT

HAYMARKET, EDINBURGH, EH11 2AN

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Forming part of a traditional stone tenement building, this this delightful 3rd (top) floor, one bedroom flat offers attractive, bright and well maintained accommodation, benefitting from double glazing, gas central heating and ample storage.

Within walking distance of the city centre, this lovely flat is a great home for a first time buyer or investor.

KEY FEATURES



Attractive third floor flat.



One generous double bedroom.



South east facing communal garden.



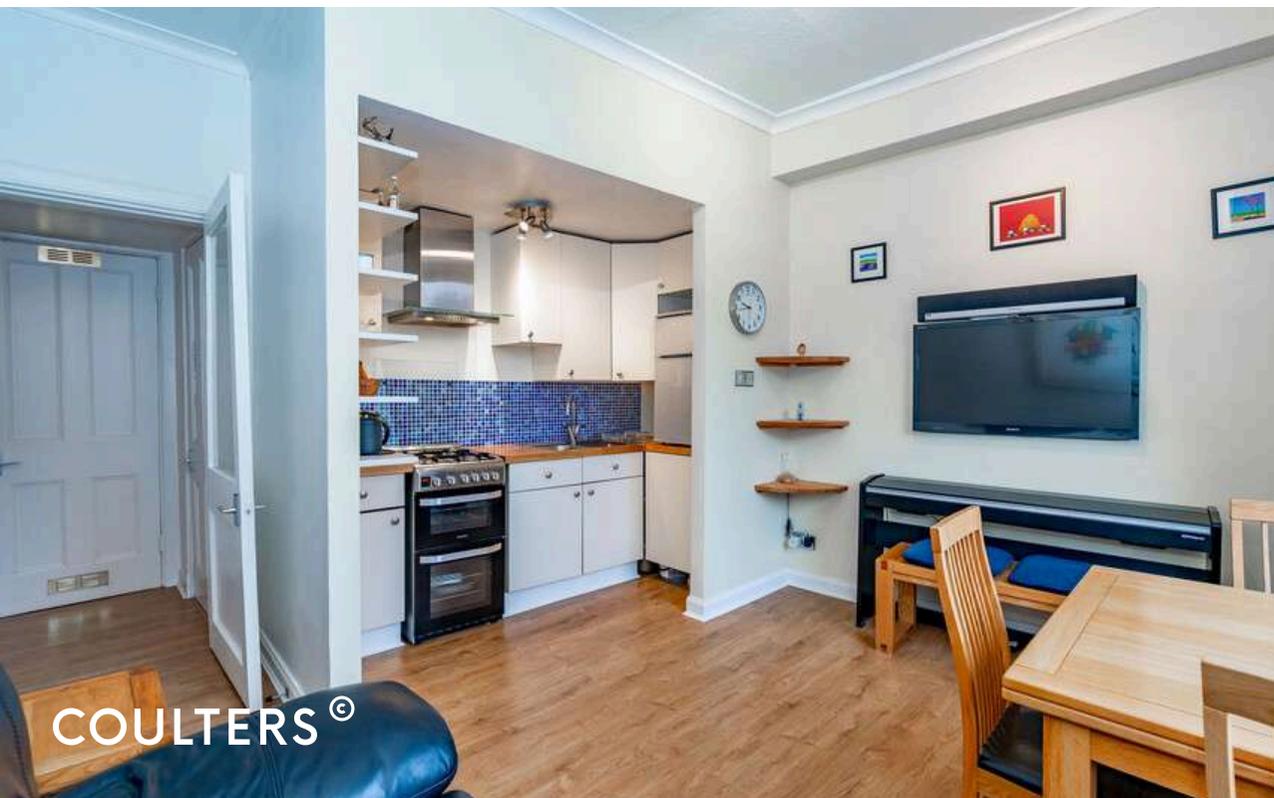
On-street permit holder parking.



Located in the popular area of Dalry.



Excellent local amenities nearby.





Situated on the top floor, the front door opens onto a hall providing access to all rooms. The open plan kitchen / living / dining room is a great space to relax in (with a wall mounted TV) and has a south easterly outlook. The white fitted kitchen has wall and base mounted cabinetry with a wood worktop. The gas cooker and fridge will be included in the sale. There is a generous double bedroom (also facing south east) with simple, yet elegant cornice work. The bathroom has underfloor heating and a white suite comprising bath (with rainfall shower over), WC and wash hand basin. A recessed cupboard has been created by the current owner, in addition to handy service access.

In addition to the storage cupboard in the hall, there is a very handy attic space for extra items.

To the rear of the building is a communal garden and permit holder parking is available on the street outside.



THE LOCAL AREA

Located between Gorgie and Haymarket, Dalry is perfectly positioned for accessing Edinburgh's Financial District and the West End. Haymarket Railway Station with the tram link to Edinburgh International Airport is within a ten-minute walk and regular bus services take you into the West End and the City Centre.

Dalry has a vast array of local retailers including pharmacies, convenience stores and takeaways. There is also a Lidl supermarket and Co-op Food store, both within a five-minute walk.

Dalry Swim Centre has a pool, gym and fitness classes and Fountain Park, located close to the area, has a Cineworld and Nuffield Health Centre.

EXTRAS

All blinds, light fittings, fitted flooring, TV, fridge, cooker and washing machine are included in the sale price. Some additional items of furniture are available by separate negotiation.

GET IN TOUCH



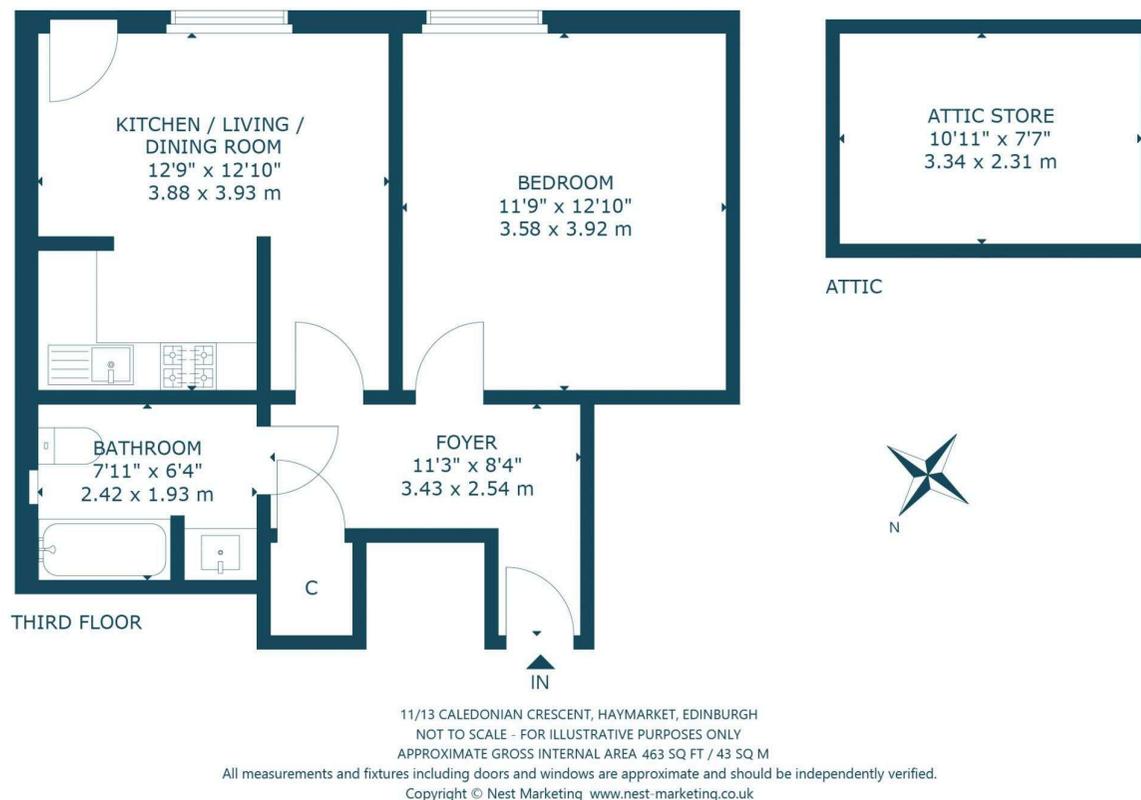
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.