

# 24/15 Caledonian Crescent

DALRY, EDINBURGH, EH11 2AJ



*Superb one bedroom apartment which is within striking distance of Edinburgh City Centre*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser Legal are delighted to give a discerning buyer the chance to acquire this superb one-bedroom apartment which is within striking distance of Edinburgh City Centre. Internally, the property has scope for upgrading and would represent an amazing first-time buy or a buy-to-let investment. Externally, the building is undergoing a refurbishment which has been paid for by the current owner.

# THE LIVING ROOM



The accommodation is focused on a generous living room which is filled with lots of natural light. Ample floor space gives plenty of options to personalise the space.



# THE KITCHEN



The kitchen is attached to the lounge and is compact but perfectly formed for an apartment of this type.





A very generous sized double bedroom boasts a large integrated wardrobe and there is also a good deal of floor space for plenty of free-standing furniture.

# THE BEDROOM





# THE SHOWER ROOM





To the rear, the property also enjoys access to a spacious communal garden.

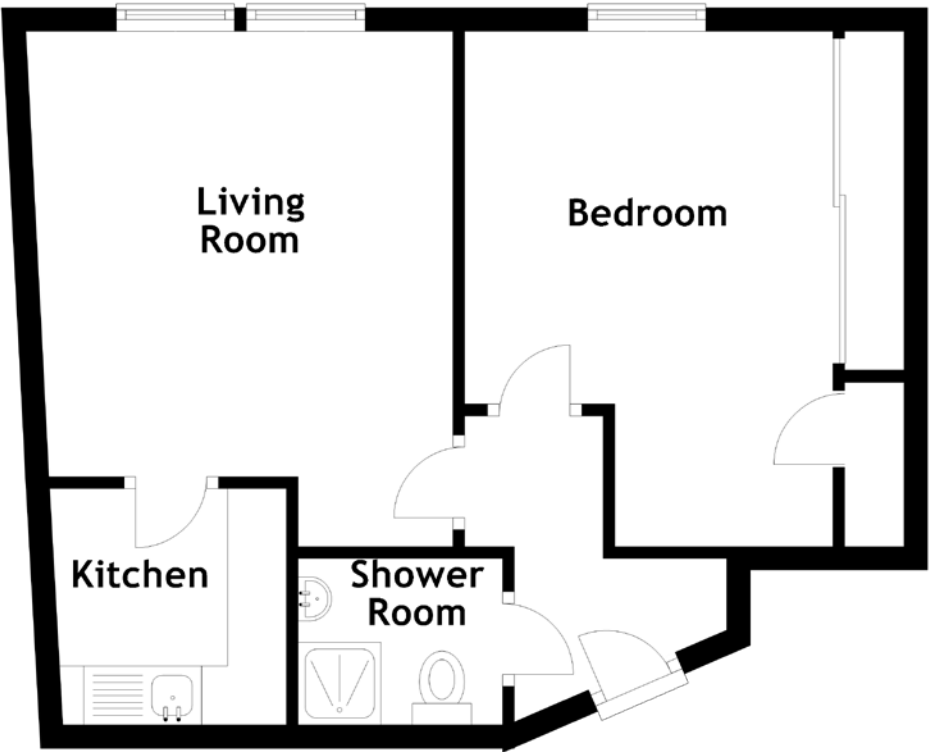
This is an excellent opportunity in a superb location and early viewing is highly recommended.

# THE GARDEN





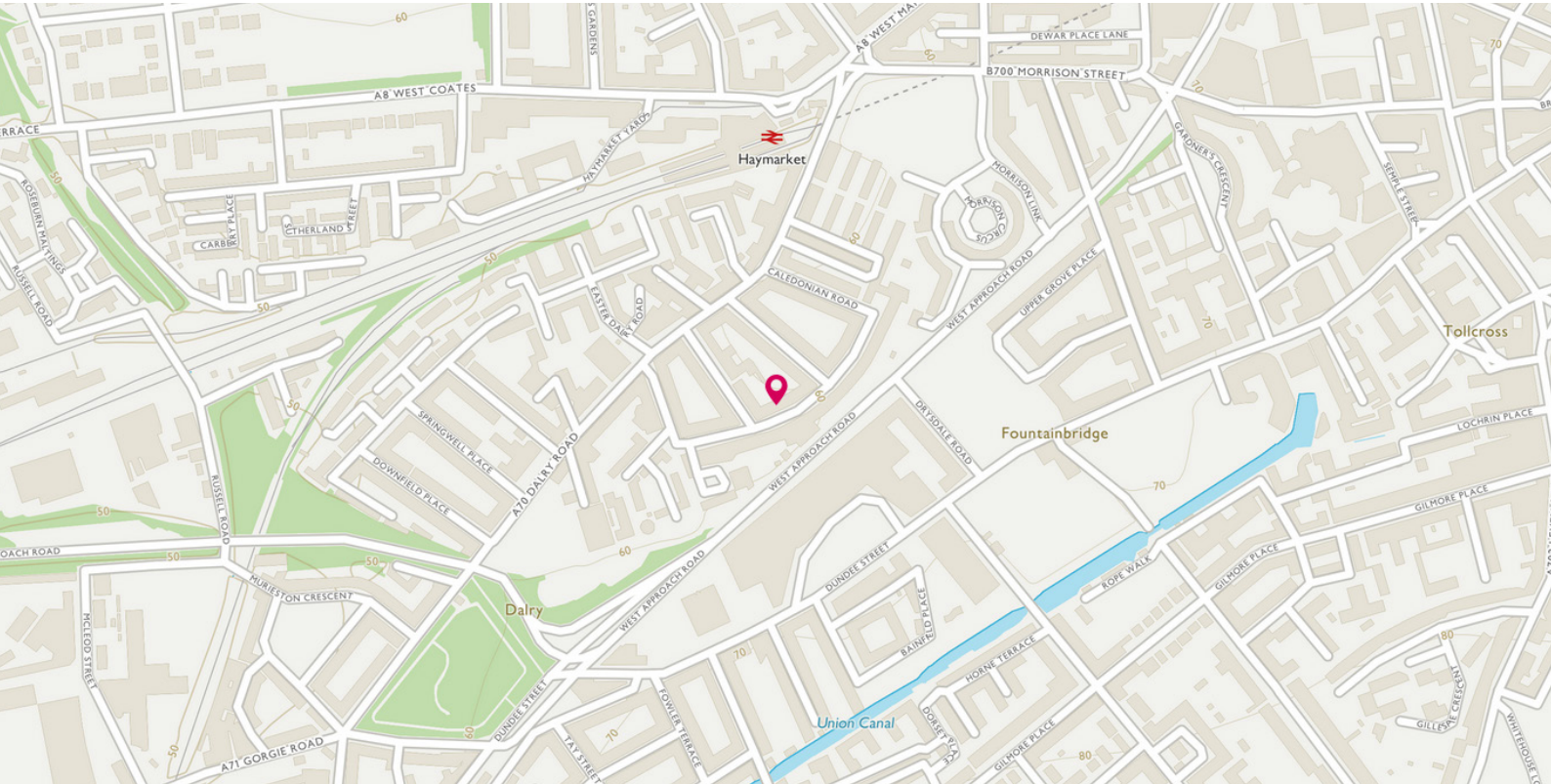
# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Bedroom 4.36m (14'4") x 3.72m (12'2")  
Shower Room 1.73m (5'8") x 1.41m (4'8")

Living Room 4.36m (14'4") x 3.62m (11'11")  
Kitchen 2.19m (7'2") x 2.01m (6'7")  
Gross internal floor area (m<sup>2</sup>): 39m<sup>2</sup>  
EPC Rating: D





# THE LOCATION

Dalry is one of the city's popular residential districts, lying just beyond the West End and within walking distance of Princes Street. With Haymarket Train Station and Edinburgh Tram service virtually on your doorstep, it is the ideal location for commuters or university/college students.







The property is surrounded by several local amenities including a Lidl and Cooperative on Dalry Road, Sainsbury's supermarket at Gorgie, as well as many recreational facilities including the Dalry Swim Centre, Fountain Park Leisure Complex, which houses a cinema, bowling, gym and several restaurants. The Union Canal and Harrison Park are close by providing leisure opportunities for cyclists, walkers and rowers.

Regular bus services operate to & from the city centre and to surrounding areas. The city bypass and main motorway networks are also within easy reach, giving further access to the major motorway networks of the M8, M9 and M90, as well as Edinburgh International Airport (which can also be reached by tram), and the Forth Road Bridge/ Queensferry Crossing heading North.



**McEwan Fraser Legal**  
Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**MICHAEL MCMULLAN**  
Area Sales Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.