



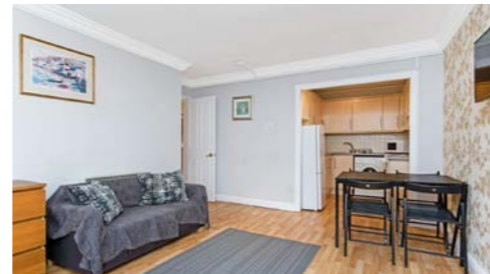
51/5 Caledonian Crescent
James Square, Dalry, Edinburgh, EH11 2AT

CALL US ON 0131 447 4747

51/5 Caledonian Crescent, James Square, Dalry, Edinburgh, EH11 2AT

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

- Shared secure entry.
- Stairs and lift to upper levels.
- Reception hall with storage.
- Good size living room with space for table and chairs.
- Open plan to kitchen with appliances.
- Two bedrooms both with built in mirrored wardrobes.
- Box bedroom.
- Bathroom with electric shower.
- Electric heating.
- Double glazing.
- Well maintained communal grounds.
- Access to roof terrace with stunning views across the City.
- Access to leisure facilities including swimming pool.
- Secure underground parking.



GENERAL DESCRIPTION

A first floor flat part of an exclusive development within the sought after Dalry district of the city within walking distance of Edinburgh City Centre, all its attractions and also excellent local amenities. The property would be suitable for a professional person or couple or perhaps for letting purposes.

RESIDENTS ASSOCIATION

The development is maintained by James Square Proprietors Association for approximately £120 which covers the maintenance of all the communal areas including lift, the buildings insurance and access to the swimming pool and leisure facilities.

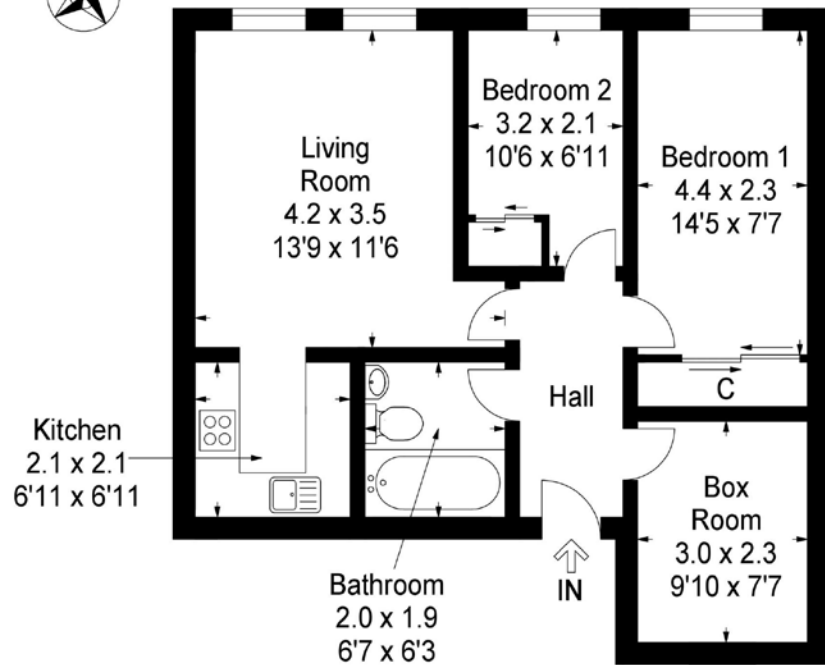
COUNCIL TAX BAND - E.
TRAIN STATION - APPROXIMATELY 0.4 MILES TO HAYMARKET STATION.
AIRPORT - APPROXIMATELY 7 MILES TO EDINBURGH AIRPORT.
BUS STOP - APPROXIMATELY 0.2 MILES.

LOCATION

Dalry is a popular area between Haymarket and Gorgie with a choice of local shops, numerous restaurants cafes and services catering for day-to-day needs. This is a central location, with the varied West End and City Centre shops and restaurants just a short distance away. Frequent bus and tram services run from nearby main roads to other parts of the city and the business sector at Exchange Square is within walking distance. There are also good transport links to Edinburgh International Airport and the M8/M9 motorway network. Further recreational facilities are available at the Fountainpark Leisure Centre including a cinema complex, bars, bistros, restaurants and Nuffield Health Fitness & Wellbeing Gym.

EXTRAS:
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREE-STANDING AUTOMATIC WASHING MACHINE AND FRIDGE/FREEZER. SOME FURNITURE MAY BE AVAILABLE THROUGH NEGOTIATION.





This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

© VistaBee 2018



**ENERGY PERFORMANCE
CERTIFICATE RATING E**



76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747 F: 0131 447 9555

RESIDENTIAL.GILLESPIEMACANDREW.CO.UK

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.