



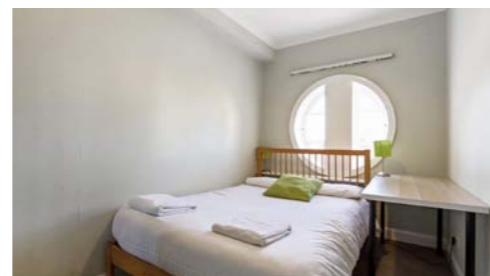
55/11 Caledonian Crescent
James Square, Dalry, Edinburgh, EH11 2AT

CALL US ON 0131 447 4747

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

- Shared security entry into development.
- Shared secure entry into a common stair.
- Reception hall for storage.
- Living room/dining room with feature fireplace.
- Views to Corstorphine Hill.
- Internal kitchen with appliances.
- Double bedroom with built in mirrored wardrobes.
- Two further bedrooms with built in mirrored wardrobes.
- Bathroom with shower.
- Electric heating.
- Double glazing.
- Well maintained communal grounds.
- Allocated parking space.
- Access to leisure facilities including pool.



GENERAL DESCRIPTION

Top floor flat part of an exclusive development in the vibrant Dalry district of the city within walking distance of Edinburgh City Centre, its famous attractions and local amenities. The property would be suitable for a range of buyers including letting purposes.

RESIDENTS ASSOCIATION

The development is maintained by James Square Proprietors Association at the approximate charge of £120 per calendar month which covers the maintenance of all the communal areas, the buildings insurance and access to the swimming pool and leisure facilities.

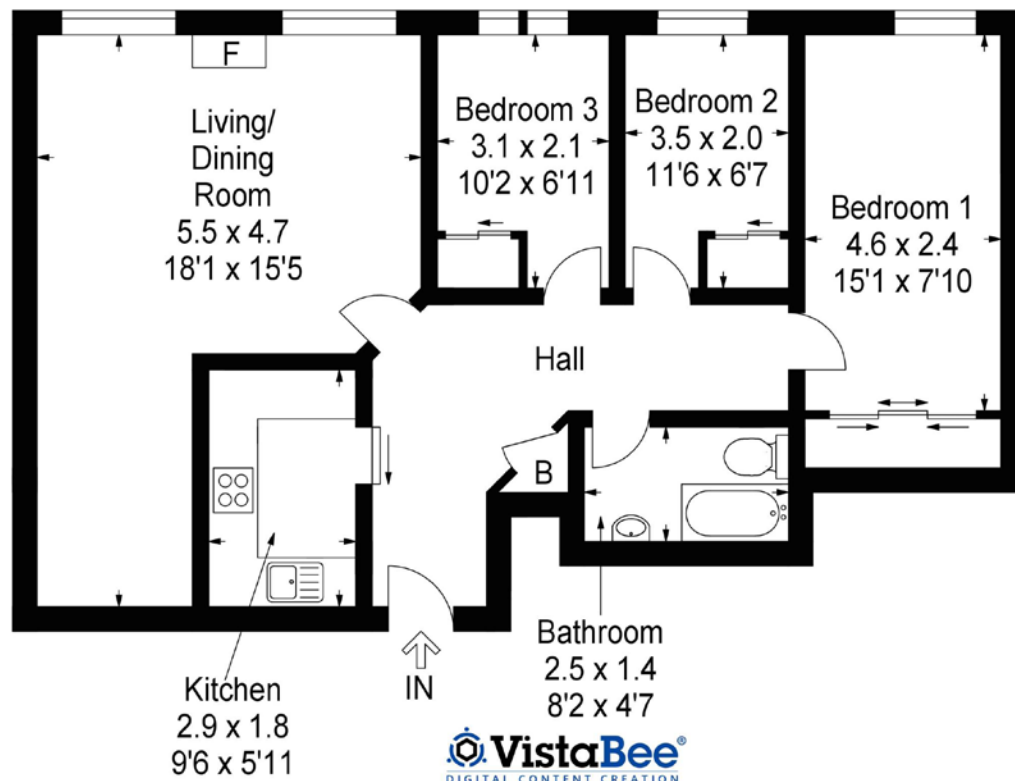
COUNCIL TAX BAND - E.
TRAIN STATION - APPROXIMATELY 0.4 MILES TO HAYMARKET STATION.
AIRPORT - APPROXIMATELY 7 MILES TO EDINBURGH AIRPORT.
BUS STOP - APPROXIMATELY 0.2 MILES.

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, DISHWASHER 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)

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**ENERGY PERFORMANCE
CERTIFICATE RATING C**



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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.