



31/11 Caledonian Crescent
EH11 2AH

Bright, freshly decorated and well proportioned 2nd floor rear facing flat enviably positioned within a traditional Victorian built tenement with secure entry phone system. Hall, lounge with gas fire/open plan kitchen, double bedroom with built in storage and shower room. Laminate flooring. Ideal first time purchase or buy to let investment. Very popular location close to city centre with many local amenities and regular bus service.





Lounge/Kitchen (20'0 x 11'1) 6.1m x 3.4m

Double Bedroom (13'1 x 12'11) 4.0m x 3.9m

Shower Room (7'5 x 3'0) 2.3m x 0.9m

Caledonian Crescent lies approximately 1 mile west of Princes Street and is therefore ideally placed for those working within the city centre with a regular bus service available less than 200 yards away on Dalry Road. Alternatively, a number of major roads along with Haymarket Railway Station allow for ease of commuting outwith the city boundaries. It is also worth noting the close proximity to the Edinburgh Tram Line which runs to Edinburgh Airport. Within the immediate vicinity there are amenities to meet every day needs including shops, supermarkets and Dalry Swim Centre with gym plus an eclectic mix of bars restaurants with nearby Fountain Park housing a leisure centre and multiscreen cinema complex.

Energy Performance Rating E

