



37/9 Caledonian Crescent, Edinburgh, EH112AH, Edinburgh, EH112AH, Dalry, Edinburgh West

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Boyd Legal are delighted to present to the market this bright and spacious one-bedroom second floor flat, within a traditional tenement building and just a short walk into the city centre. The property has been freshly painted and new carpets have been laid to most rooms. The accommodation comprises: entrance hall with large storage cupboard, a bright and spacious twin window living room with feature fireplace, fitted kitchen, double bedroom and shower room. The property benefits from gas central heating, double glazing, entry phone security system and a communal rear garden. This property will appeal to a variety of buyers and viewing is highly recommended.

Location

Situated to the west of Edinburgh city centre, Dalry is a vibrant community popular with professionals, young families and students thanks to its outstanding amenities, public transport links and easy access to the city centre. Arranged around the bustling thoroughfare of Dalry Road, the area enjoys a diverse range of independent retailers, trendy bars and fashionable restaurants and eateries, as well as various supermarkets locally and in neighbouring Gorgie. Dalry offers a wealth of leisure and recreational activities including one of Edinburgh's Victorian swimming baths (now Dalry Swim Centre on Caledonian Crescent) and is just a short walk away from Fountain Park, which boasts a Cineworld cinema, a Virgin Active gym, a kid's soft play centre and a selection of bars and restaurants. Approximately 15 minutes' walk from Princes Street, Dalry also enjoys fantastic public transport links with regular bus routes all across the city. Nearby Haymarket Station provides excellent rail links throughout Scotland and beyond, and is also served by the new tram service running between York Place and Edinburgh Airport.

BASE INFORMATION:

Rooms	: 1
Bed	: 1