

39/12 Caledonian Crescent,  
Edinburgh  
EH11 2AQ

cameron stephen  
solicitors & estate agents





### accommodation

- Entrance hall
- Sitting room
- Newly fitted kitchen with appliances
- Two bedrooms with storage
- Newly refurbished shower room

### features

- Electric heating and double glazing
- Secure residents' parking (allocated)
- Communal leisure suite incl. gym and swimming pool
- Landscaped gardens
- Carpeted communal entrance

### description

Built in the mid 1980's, this is an excellent two bedroom top floor flat, set in the popular Dalry area of Edinburgh, just a short walk from the West End of the City. Benefiting from communal leisure facilities, including an indoor swimming pool and gym and an allocated resident's parking space within the secured development, this desirable flat would make an ideal first time buyer or buy to let opportunity. Offered for sale in excellent condition throughout, the bright accommodation comprises, hall with walk in storage cupboard, sitting/dining room, newly fitted kitchen with integrated fridge, washing machine and dishwasher, two bedrooms with storage and newly refurbished shower room with feature Metro style tiling. Overall, this is a wonderful property which must be viewed to be fully appreciated.

### further information

EPC Band: D  
Home Report Value £215,000  
Items to be included: Flooring, light fittings and kitchen appliances.

### asking price & viewing arrangements

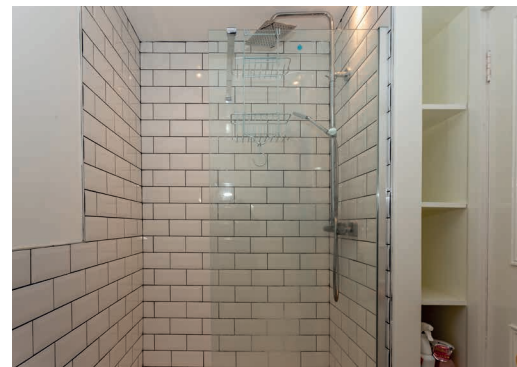
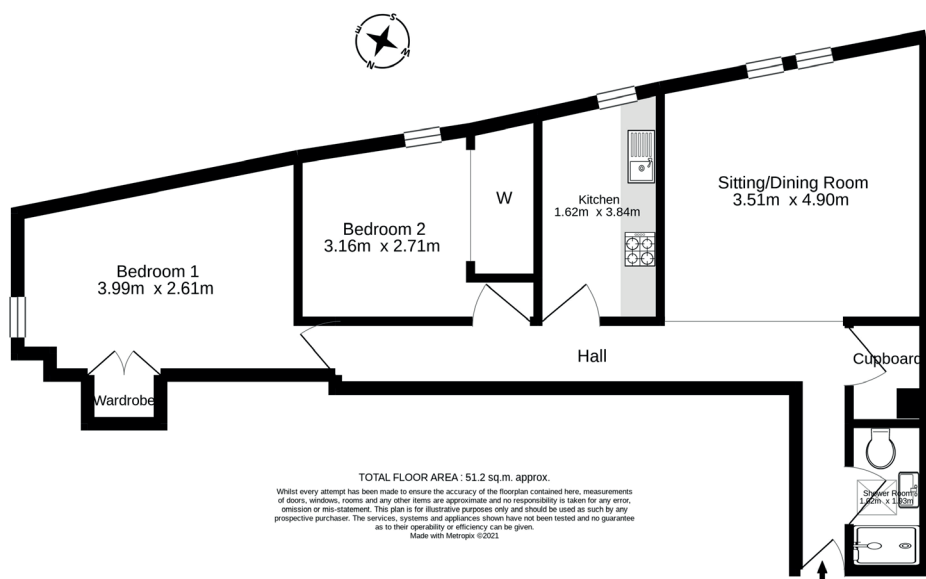
For information on the asking price and viewing arrangements, please contact us on 0131 555 1234 or visit our website at [www.cameronstephen.co.uk](http://www.cameronstephen.co.uk)

NB. The development is managed by the James Square Committee and a monthly charge of £127.50 is payable and covers maintenance of the communal grounds, buildings insurance and use of the leisure facilities.





Third Floor  
51.2 sq.m. approx.



espc

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