

**38/5 Caledonian
Crescent
Edinburgh EH11 2AG
Offers Over £145,000**

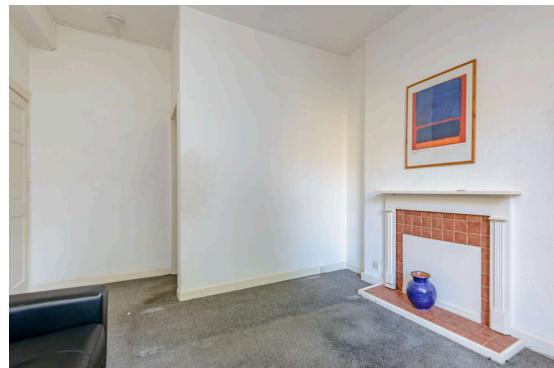
- Large living/dining room with decorative fireplace
- Kitchen fitted with wall and floor units and white goods included in sale
- Large double bedroom with built in wardrobes
- Shower room fitted with two-piece and electric shower
- Gas central heating and double glazing
- Communal garden
- On-street parking

Council Tax Band: B

Tenure: Freehold

Annual Service Charge: £332

Shared Ownership: N



Flat

Blair Cadell is delighted to present this one-bedroom flat, offering excellent connectivity to Edinburgh city centre, making it an ideal choice for a variety of buyers. Early viewing is highly recommended.

The property offers well-proportioned accommodation, starting with a spacious living/dining room, featuring a decorative fireplace, perfect for entertaining friends and family. The kitchen features a selection of floor and wall-mounted units, and white goods included in the sale. The large double bedroom comes complete with built-in wardrobes, providing ample storage space. A shower room is fitted with a two-piece suite and an electric shower for added convenience. Additional benefits include double glazing, gas central heating throughout, a well-maintained communal garden to the rear, and on-street permit parking. The building is factored by Lowther Homes at a cost of £83 per quarter, covering stair cleaning and building maintenance. (No warranties are provided for systems or appliances.)

Located on Caledonian Crescent the flat offers fantastic convenience just west of the city centre. Frequent public transport services provide easy access to all areas, with Haymarket Station only a five-minute walk away, offering swift connections to the west and beyond via the A8 and central motorway network. The property is ideally situated near the Haymarket office development, as well as a variety of shopping options, including Sainsbury's, Lidl, Aldi, and independent shops in Gorgie and Dalry. For leisure, residents can enjoy the nearby Fountain Park Leisure Complex, Dalry Swim Centre, Murieston Park, and a vibrant selection of popular cafes, bars, and restaurants—perfect for relaxing or a night out with loved ones.

Viewing by appointment on 0131 337 1800

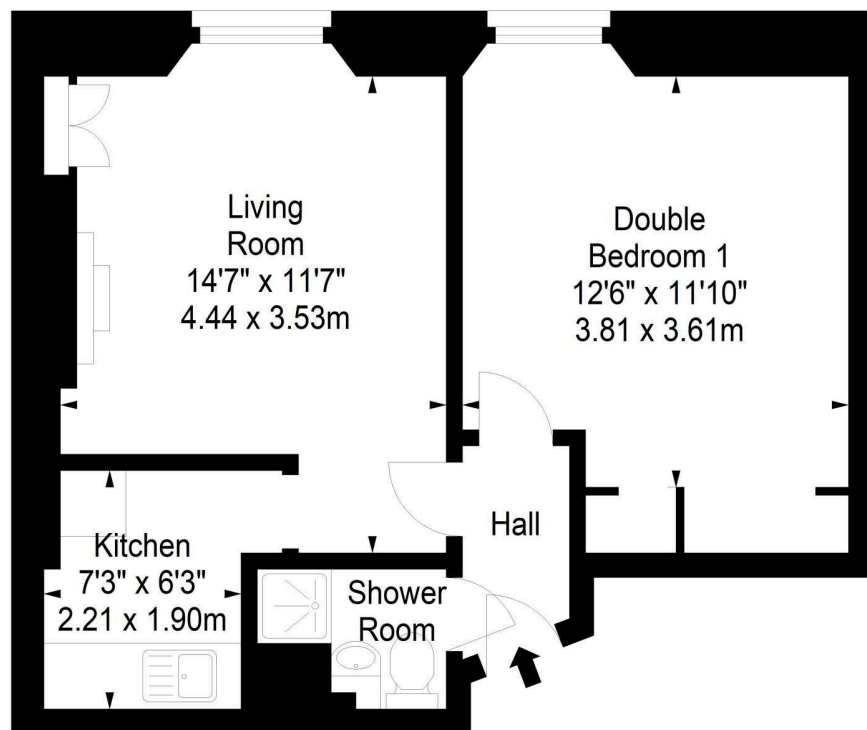




**Caledonian Crescent,
Edinburgh,
Midlothian, EH11 2AG**



Approx. Gross Internal Area
433 Sq Ft - 40.23 Sq M
For identification only. Not to scale.
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First Floor



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