



35/13 CALEDONIAN CRESCENT, EDINBURGH, EH11 2AH
OFFERS OVER £115,000



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Situated on the third floor of a traditional tenement, this one-bedroom property is now in need of a complete upgrade but offers fantastic potential to create a bright, comfortable, and well-proportioned home in vibrant Dalry.

The front door opens into the hallway with stripped wooden floorboards and a crisp white décor. From here the kitchen is a good-sized space and once modernised will offer an excellent footprint.

Opposite the kitchen, a twin-windowed living room is flooded with light and presents a spacious layout ideal for a variety of furniture configurations.



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Light-filled and generous, the double bedroom adjacent to the living room will be a most peaceful retreat. Once renovated the bathroom should comfortably house a three-piece suite.

Gas central heating and double glazing are fitted throughout.

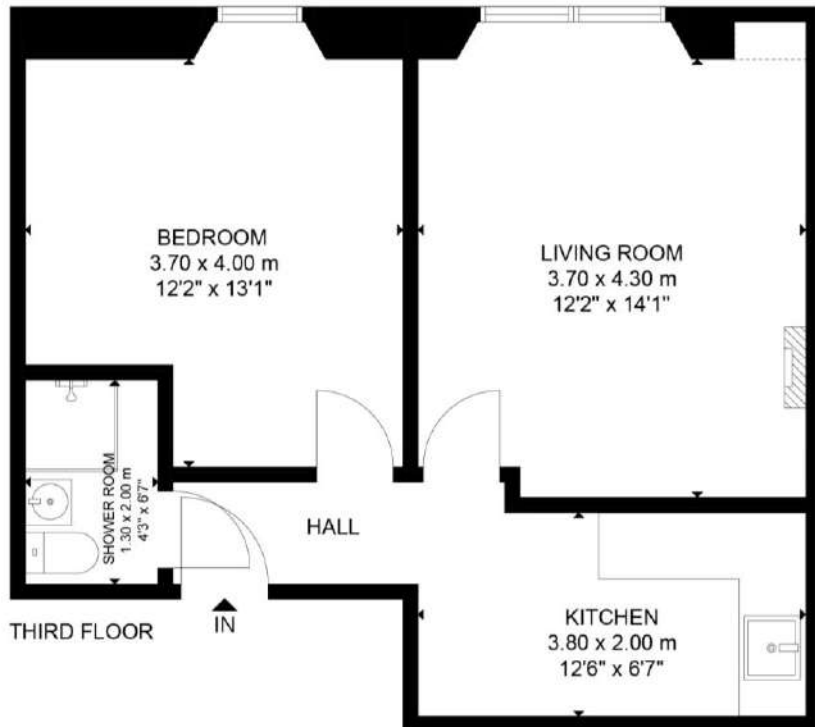
There is on-street parking at the front of the property.







Dalry is a popular residential area of Edinburgh and is within easy walking distance of the Financial District, Haymarket, and the West End. Residents enjoy access to leisure amenities including Dalry Swim Centre with gym and fitness classes, and Dalry Community Park with a play area and multi-game pitches. Fountain Park Entertainment and Restaurant Hub is less than a ten-minute walk and houses a Nuffield Fitness and Wellbeing Gym, a Cineworld Cinema, Tenpin Bowling, and excellent dining choices such as Nandos and Five Guys. When the nearby £350m Haymarket Edinburgh Development is complete it will offer an array of leisure and retail options. There are fantastic cafés and restaurants to experience on the doorstep including Mia's Italian Kitchen, Chapter One, and First Coast. Daily shopping needs are met on Dalry Road by a range of retailers including a Co-op and Lidl, and there is an Aldi and Sainsbury's in nearby Gorgie. The city's bus and tram networks are within easy reach as is Haymarket Train Station which is a short walk, the City Bypass, and Edinburgh International Airport.



Get in touch



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Video Tour



Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.