

DALRY

10 (Flat 13) Caledonian Crescent EH11 2DE OFFERS OVER £95,000

- Bright, rear facing top floor flat in traditional, refurbished stone tenement.
- Fresh décor and quality carpets.
- Hall, living room open plan to open to fitted kitchen, good sized double bedroom, shower room and separate WC.
 - Full gas central heating.
 - Entry phone system.
 - Residents' parking.
- Furniture available by separate negotiation.

Viewing: Sundays 2pm-4pm or telephone agents on 0131 346 0099



Hall

Central ceiling light, smoke detector, hatch to attic, meter and circuit breaker board at high level, central heating radiator, entry phone hand set, single power point, fitted carpet.

Living room/Fitted kitchen (19'3" x 10'9")

Living room



Bright livingroom with window to rear giving open aspect over shared rear greens. Wall press housing central heating combi boiler. TV aerial point and Telewest connection. Central ceiling light. Central heating radiator. Two double power points. Deep cupboard housing freezer and with space for further storage. Venetian blind. Fitted carpet.

Kitchen

Set to the rear of the room and fitted with ample base and wall units. Stainless steel sink and drainer. Automatic washer/dryer, electric cooker and fridge all included. Three single power points at upper level plus dedicated points. Splash back tiling. Central ceiling light. Expelair. Vinyl flooring.

Bedroom (10'8"x10)



Good sized double bedroom, again with open aspect to rear of building. Large walk-in wardrobe with double doors giving ample storage also with hanging rail and shelf. Central ceiling light. Curtain rail. Venetian blind. Central heating radiator. Double power point. Fitted carpet.

Shower room (5'x4'6")

Internal shower room with white suite. Expelair. Built in shower cubicle with electric Mira Sport shower. Central ceiling light. Tiled splash back to sink. Mirrored medicine cabinet. Central heating radiator. Vinyl flooring.

WC

Two piece white suite. Splash back tiling to sink. Central ceiling light. Expelair. Vinyl flooring.

Externally

Shared rear green.

Extras

Washer dryer, electric cooker with ceramic hob, fridge and freezer together with fitted carpets, curtains and blinds all included in sale. Items of furniture are available by separate negotiation.



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Note

These particulars whilst believed to be correct cannot be guaranteed and no warranty is given or implied. Purchasers must satisfy themselves in all respects. Measurements are taken using a sonic measuring device and are for guidance only. Interested parties should note their interest via their solicitors. The sellers reserve the right to withdraw the property from the market at any time and to enter into negotiations with any party at any time.



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