

# Flat 11

38 Caledonian Crescent, Dalry, EH11 2AG



1 bed



1 bath



1 public





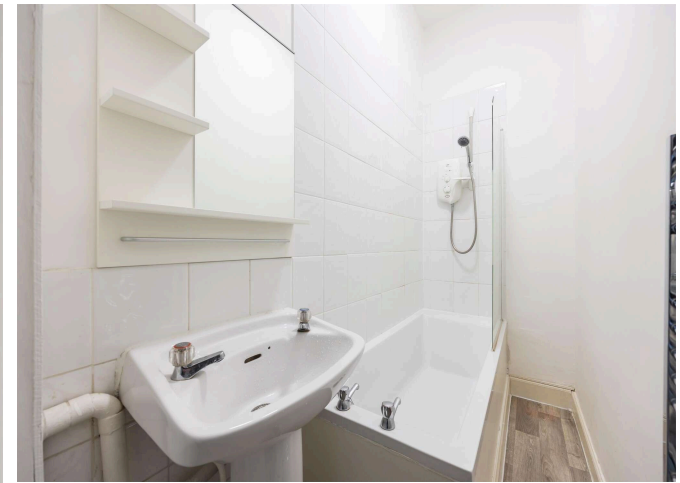
## Key Features

- Living/dining Room
- Double Bedroom
- Bathroom
- Separate WC
- Gas Central Heating
- Double glazing
- Communal garden
- On street resident permit parking

EPC: D

Council Tax: Band B





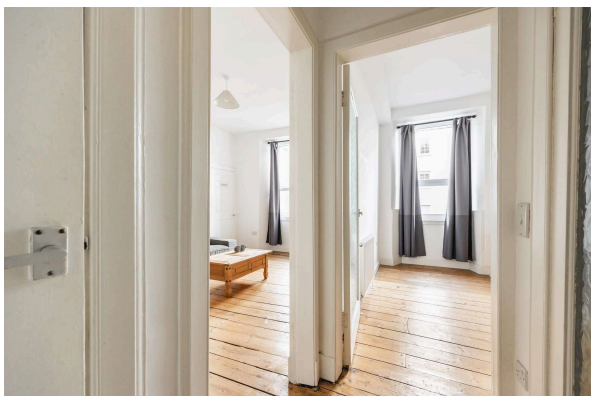
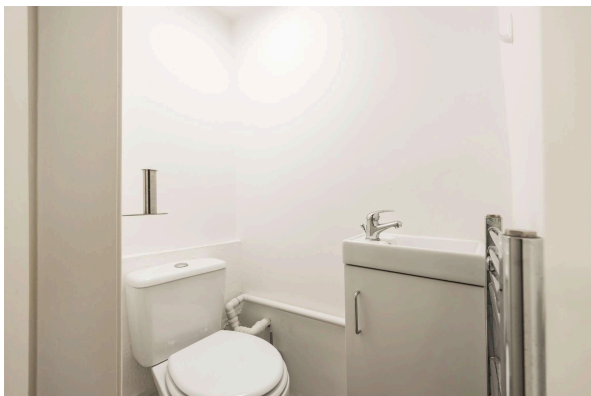
## Location

Dalry is the perfect location for those seeking affordability, city centre accommodation, and easy access to amenities. It is less than a 10 minute walk to the West End, and a couple of minutes walk to Fountain Park. There are an extensive choice of shops, supermarkets, cafes and bars adding to the quality of life for residents.

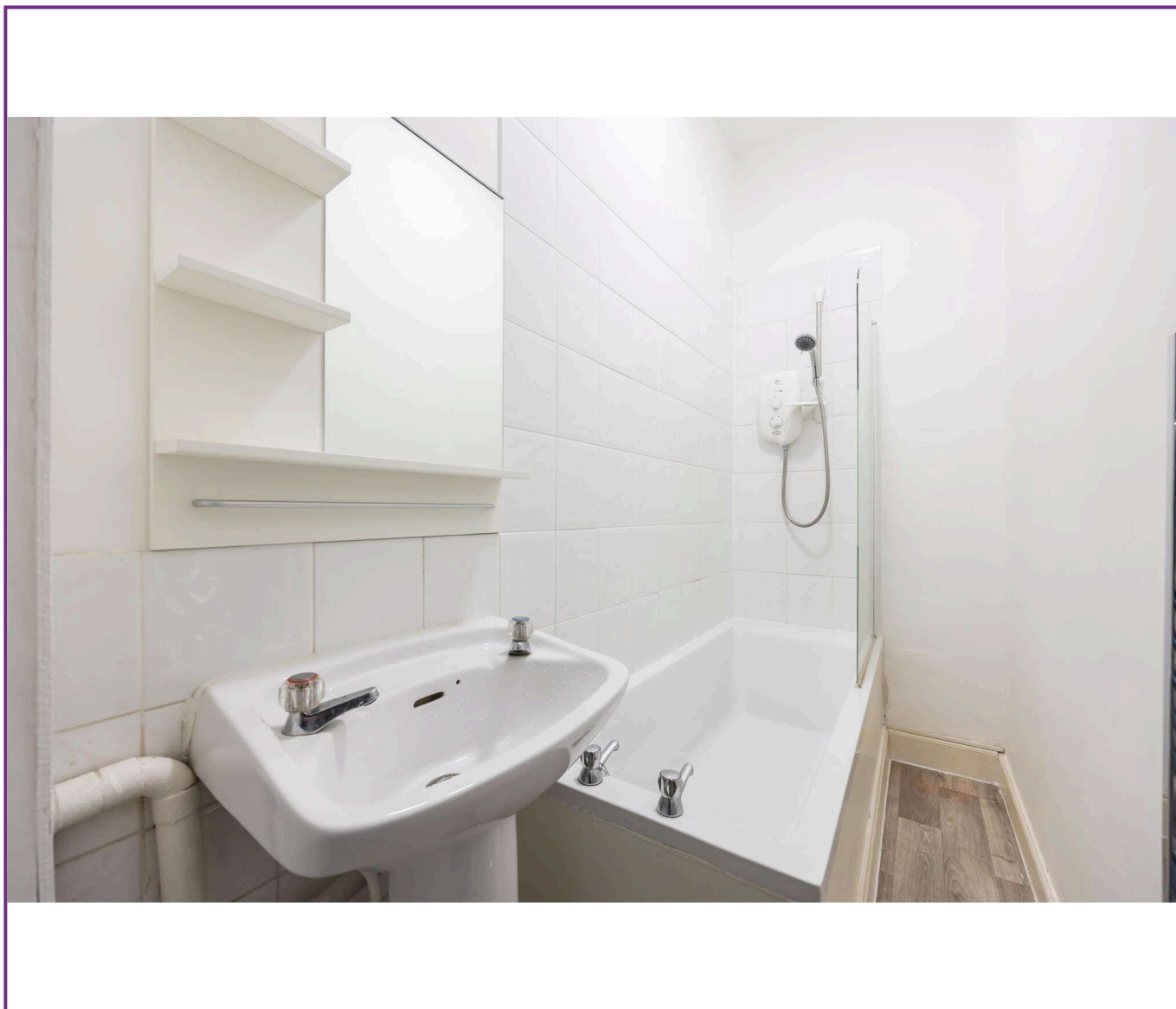
The Union Canal, Harrison Park and the new Dalry community park, and Dalry swim centre add to the benefits of living in Caledonian Crescent. For cyclists and walkers access to the Edinburgh cycle path could not be easier with the recently opened £17m Union Canal to Roseburn link literally on your doorstep.

Dalry is well connect with the rest of the city with public transport, and Haymarket station is only 5 minute walk.





Viewing  
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