



# Caledonian Crescent

, Dalry, Edinburgh, EH11 2DD

## Rental £995 pcm

1 bedroom Flat / Apartment available 17 October 2025

60 Queen Street, Edinburgh, EH2 4NA  
[enquiry@murrayandcurrie.com](mailto:enquiry@murrayandcurrie.com)

**0131 226 5050**

### Opening Times

Mon 08.00 - 18.00; Tues 08.00 - 18.00  
Wed 08.00 - 18.00; Thurs 08.00 - 18.00  
Fri 08.00 - 17.00; Sat 10.00 - 16.00; Sun 10.00 - 13.00

- \* Furnished
- \* Good Storage
- \* Fridge Freezer
- \* Secure Entry Phone
- \* Shower
- \* Electric Heating

### Situation

A tastefully furnished one bedroom flat in the popular Dalry area. The flat is situated on the third floor and the accommodation comprises: entrance hallway, bright and spacious living room with dining area and kitchen behind. A large double bedroom with a built in wardrobe, shower room and a good sized box room. The property further benefits from double glazing, electric heating, period features and a shared garden. Caledonian Crescent is a quiet, residential street, made up of predominantly traditional, sandstone tenement buildings with on-street parking and residents permits. The property is conveniently close to the bustling eateries, shops and amenities of nearby Dalry Road and the thriving cafe culture and cool bars and cafes of Haymarket are within easy reach. For those looking for leisure and entertainment facilities, Fountain Park is a short distance to the East with a cinema and gym as well as a good selection of restaurants. Additionally, it is a pleasant walk down the towpath to Fountainbridge and its delightful canal-side facilities. The fantastic museums and attractions of Edinburgh City Centre are conveniently close and the central position of the property also provides excellent transport links with Haymarket Train Station providing rail convenient access and for the motorist, the Western Approach Road leads to the A71 and is a quick route out to the City Bypass. A Variety of bus routes run along neighbouring Dalry Road. LARN1904067.

All measurements are approximate.

### Further Information

The deposit required is £995

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company

The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

### Accommodation

Property Ref: inst-10357

Creation Date: 15/09/2025

#### IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Murray & Currie Ltd, 2025. Murray & Currie Ltd Registered in Scotland No. SC 342 656