



24 (2F3) Caledonian Road, Edinburgh, EH11 2DF
Attractive two-bedroom second floor flat close to excellent amenities

URQUHARTS
EDINBURGH



DESCRIPTION

24 (2F3) or flat 9 Caledonian Road is an attractive two-bedroom second floor flat situated in the popular residential area of Dalry. The location is superb with excellent local amenities and is a convenient distance from the city centre & surrounding areas.

Entrance hall; bright living room / dining room with corner bay window; fitted kitchen with wall and base units and appliances; two good-sized double bedrooms; and a bathroom with two-piece suite; and separate WC.

ACCOMMODATION

Entrance hall. Living room / Dining room. Kitchen. Two double bedrooms. Bathroom. WC.

Gas central heating. Double glazing. Well-maintained communal garden. Residents permit and pay & display on street parking.

LOCATION

Dalry is a popular residential district, lying just beyond the West End and within walking distance of Princes Street.

NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

With Haymarket Train Station & the Edinburgh Tram service virtually on your doorstep, it is the ideal location for young professionals, commuters, or university/college students. The property is surrounded by several local amenities including a Lidl and Cooperative on Dalry Road, Sainsbury's supermarket at Gorgie, as well as many recreational facilities including the Dalry Swim Centre, Pure Gym, Fountain Park Leisure Complex, which houses a Cinema, Bowling, Nuffield Gym, and several restaurants. The Union Canal and Harrison Park are close by providing leisure opportunities for cyclists, walkers, and rowers. Regular bus services operate to & from the city centre and to surrounding areas. The city bypass and main motorway networks are also within easy reach, giving further access to the major motorway networks as well as Edinburgh International Airport (which can also be reached by tram), and the Forth Road Bridge/Queensferry Crossing heading North.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **B**

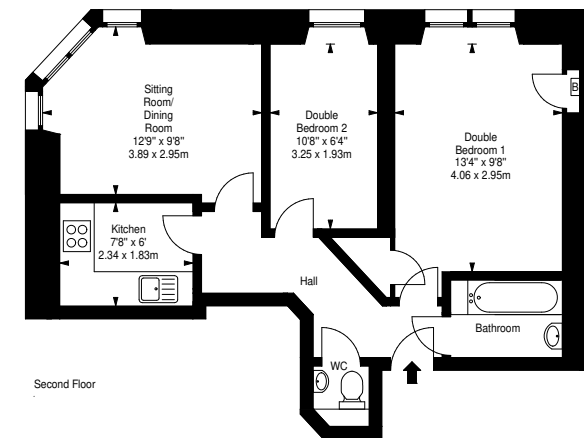
The property has an Energy Rating Category **C**



Flat 9,
24 Caledonian Road, EH11 2DF



Approx. Gross Internal Area
514 Sq Ft - 47.75 Sq M
For identification only. Not to scale.
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2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
6. These particulars are not intended to nor will they form part of any contract.
7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.