

COULTERS[©]

22/8 CALEDONIAN ROAD

DALRY, EDINBURGH, EH11 2DF

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

With stylish and sophisticated interiors throughout, 22/8 Caledonian Road is a wonderful third (top) floor, two bedroom flat, forming part of a traditional, stone built tenement flat located in the heart of the ever popular area of Dalry. The home has been lovingly upgraded by the current owners, with contemporary fixtures and fittings elegantly combining with fine period features. This would make a delightful home for a first time buyer, a couple or investor alike.

The spacious, beautifully presented sitting room is located to the front of the building, with a striking mantelpiece, ornate cornice work and a press cupboard creating gorgeous focal points in the room. Light bounces off the attractive floors, creating a lovely, relaxing space.

KEY FEATURES



Stunning, beautifully presented top floor flat.



Two gorgeous double bedrooms.



Well-maintained west facing shared rear garden.



On-street residents permit holder parking.



Situated in the heart of ever popular Dalry.



Stylish fixtures and fittings throughout.



EPC Rating - E



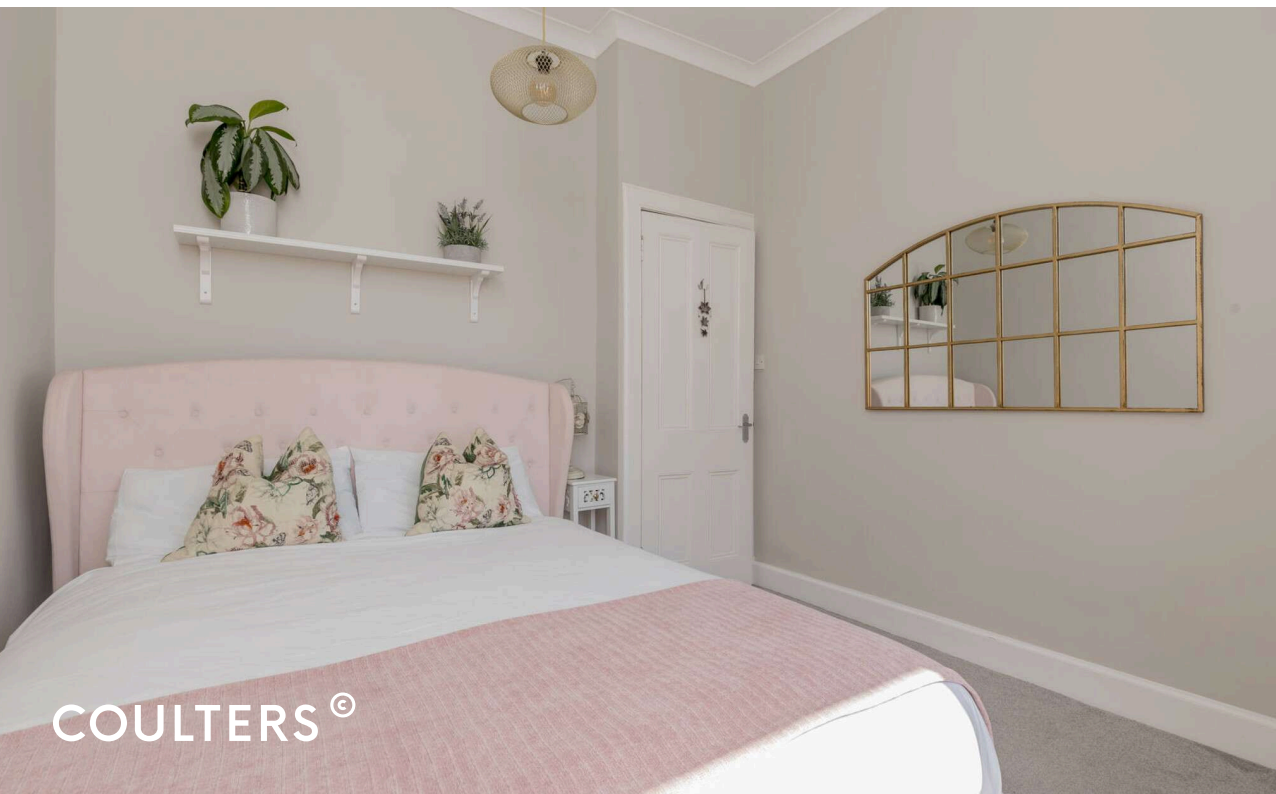
Council Tax Band - B



The modern fitted kitchen has both wall and base mounted cabinetry with a contrasting white worktop. The integrated kitchen appliances comprise: electric hob, oven, fridge/freezer and a dishwasher. To the rear of the property, flooded with afternoon sunshine (in good weather) are two extremely attractive, bright double bedrooms. The second bedroom has extensive fitted mirrored wardrobes which bounce yet further light into the property. The striking, sumptuous bathroom has a bath (with shower over) and separate wash hand basin. Ceramic marble effect tiles surround the sanitary area, with further attractive patterned floor tiles under foot. A convenient, separate WC completes the internal accommodation. Heating and hot water are provided by gas central heating.

There is a shared west facing garden, mainly laid to lawn. Resident's permit holder and metered parking is available on the street outside.





THE LOCAL AREA

Located between Gorgie and Haymarket, Dalry is perfectly positioned for accessing Edinburgh's Financial District and the West End. Haymarket Railway Station with the tram link to Edinburgh International Airport is within a ten-minute walk and regular bus services take you into the West End and the City Centre.

Dalry has a vast array of local retailers including pharmacies, convenience stores and takeaways. There is also a Lidl supermarket and Co-op Food store, both within a five-minute walk.

Dalry Swim Centre has a pool, gym and fitness classes and Fountain Park, located close to the area, has a Cineworld, ten pin bowling and a variety of other activities and restaurants.

EXTRAS

The wardrobes in double bedroom two, all curtains, light fittings, fitted flooring and integrated appliances are included in the sale price.

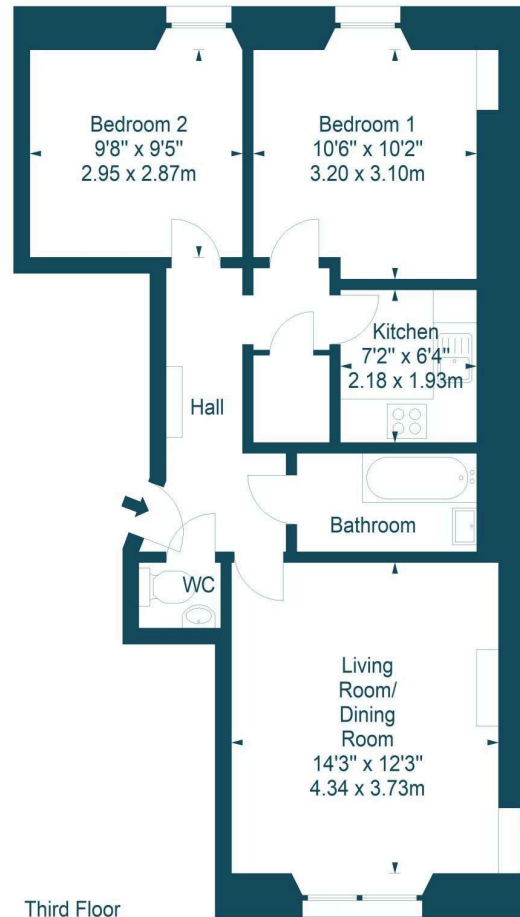
The furniture is available by separate negotiation if required.



Caledonian Road,
Edinburgh,
Midlothian, EH11 2DF



Approx. Gross Internal Area
603 Sq Ft - 56.02 Sq M
For identification only. Not to scale.
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0131 603 7333



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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.