

COULTERS®

13/2 CALEDONIAN ROAD

DALRY, EDINBURGH, EH11 2DA

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Quietly positioned in the heart of vibrant Dalry, 13/2 Caledonian Road is a beautifully renovated ground-floor flat offering well-proportioned rooms, fine period detail, and its own private front garden. Set within a traditional stone tenement just a short walk from Haymarket, it combines classic character with modern comfort in one of Edinburgh's most convenient locations.

Inside, the property features: a bright sitting room with ornate cornicing and a focal fireplace; a stylish fitted kitchen with modern cabinetry and integrated appliances and three well-proportioned bedrooms offering flexibility for family living, guests, or home working.



KEY FEATURES



Recently renovated ground floor flat.



Private front garden plus shared garden to rear.



Short walk to Haymarket.



EPC Rating - C



Beautiful sitting room with ornate cornicing.



Permit parking available.

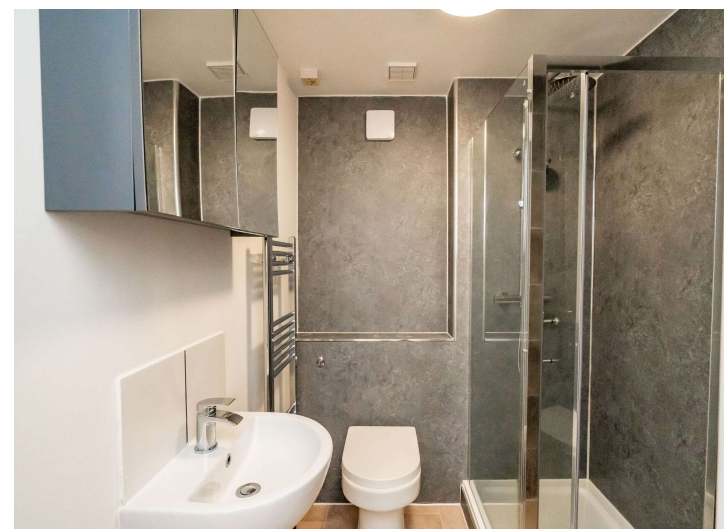


Excellent selection of shops & restaurants nearby.



Council Tax Band - C





The contemporary shower room is well-designed smart wall paneling, modern fixtures and a shower cubicle with a chrome waterfall shower head. The property has recently been redecorated with new carpets, flooring and a fresh coat of paint. Hall storage, gas central heating, and double glazing add further practicality.

A private front garden and access to a shared rear garden provide welcome outdoor space, while on-street permit parking is available.



THE LOCAL AREA

Located between Gorgie and Haymarket, Dalry is in a prime position for Edinburgh's Financial District, and the West End. A bustling community, it boasts friendly restaurants and cafés such as First Coast, Locanda de Gusti, Mia's Italian Kitchen, and Chapter One, with a wide variety of retailers including pharmacies, barbers, convenience stores, and takeaways. The recently completed Haymarket offers an exciting selection of first-class leisure, hospitality, and retail amenities. Other recreational opportunities include those at Dalry Swim Centre with pool, gym, and fitness classes and Fountain Park, which has a Cineworld Cinema as well as a Nuffield Health Fitness and Wellbeing Gym, Tenpin Bowling, Genting Casino, and a range of casual dining options.. Conveniently located supermarkets include a Lidl and Co-op Food, both less than a five-minute walk. The property is in the catchment area for Dalry Primary School and Tynecastle High School. Edinburgh's private school options are within easy reach. Haymarket Railway Station with the tram link to Edinburgh International Airport is only a six-minute walk.

EXTRAS

All floor coverings, light fittings and white goods are included in the sale price.

HOME REPORT VALUATION: £290,000



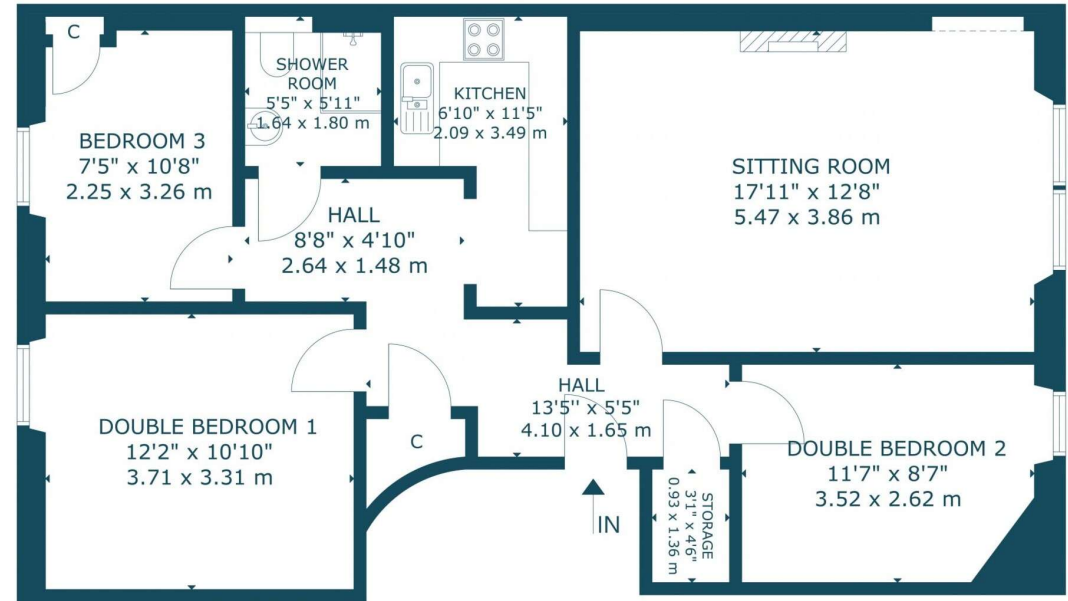
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GROUND FLOOR

13/2 CALEDONIAN ROAD, DALRY, EDINBURGH, EH11 2DA
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 851 SQ FT / 79 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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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.