


COULTERS[©]

20/9 CALEDONIAN PLACE

DALRY, EDINBURGH, EH11 2AP

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

20/9 Caledonian Place is a beautifully presented 1-bedroom second floor flat situated within a traditional tenement in the highly convenient area of Dalry. The property is a short walk from Haymarket Train Station and the tram network.

The building has a secure door entry phone system and a well maintained south-west facing shared rear garden.

KEY FEATURES



Beautifully presented second floor flat.



Generously proportioned double bedroom with lovely view over rear gardens.



Well maintained shared rear garden.



Zoned residents parking.



Situated in the popular area of Dalry, within a short walk of Haymarket.



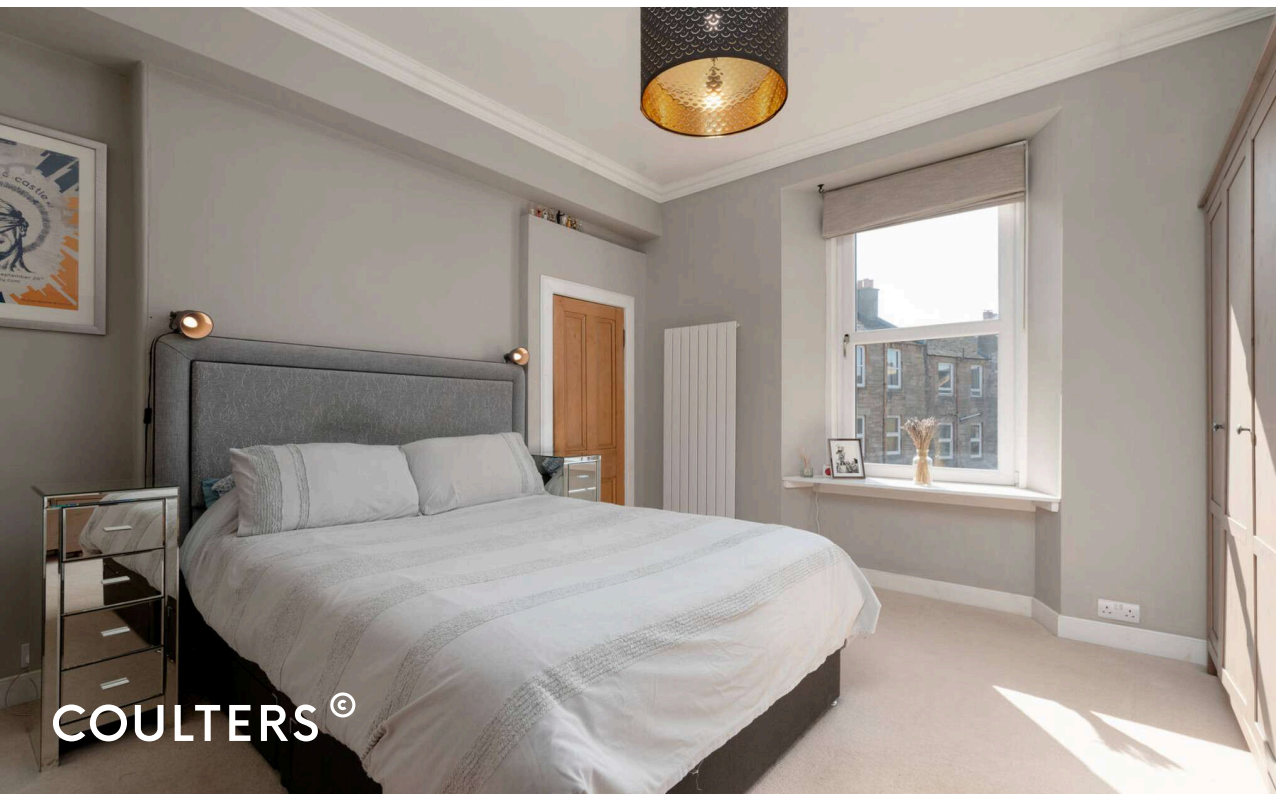
Excellent local amenities nearby on Dalry Road.

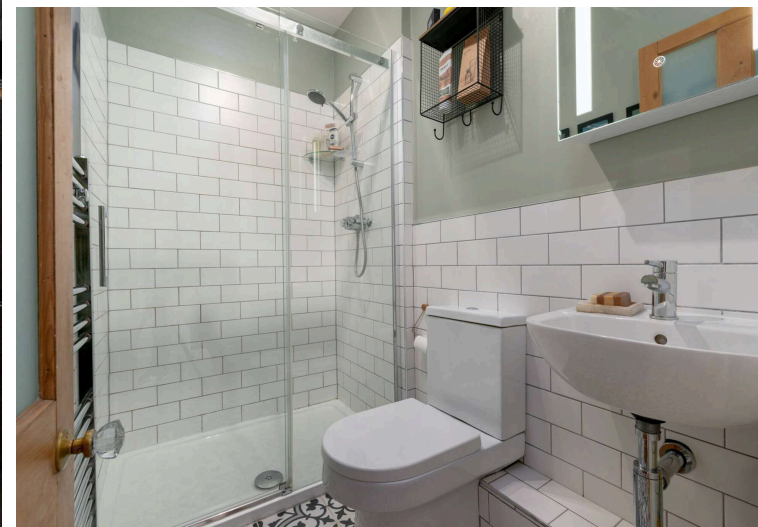


EPC Rating - C



Council Tax Band - B





The bright and well proportioned accommodation comprises - entrance hall with storage cupboard, utility cupboard and ceiling mounted drying rack; sitting/dining room with wooden floor and feature fireplace; stylish kitchen with appliances; generous double bedroom overlooking the rear garden; and modern shower room.

The property has gas central heating and double glazing is fitted throughout.



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 five-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 convenience stores, restaurants 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

All blinds, light fittings and kitchen appliances are included in the sale price.

HOME REPORT VALUATION: £210,000



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0131 603 7333



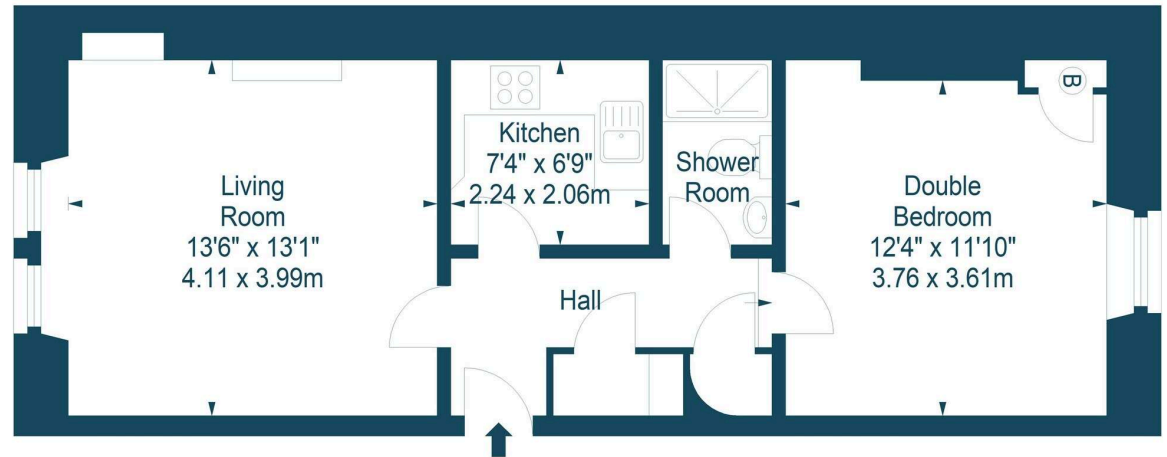
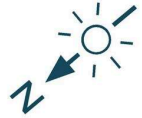
enquiries@coultersproperty.co.uk

**Caledonian Place,
Edinburgh,
Midlothian, EH11 2AP**



SquareFoot

Approx. Gross Internal Area
504 Sq Ft - 46.82 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Second Floor

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.