



1/7

Caledonian Road,
Dalry, Edinburgh,
EH11 2DA

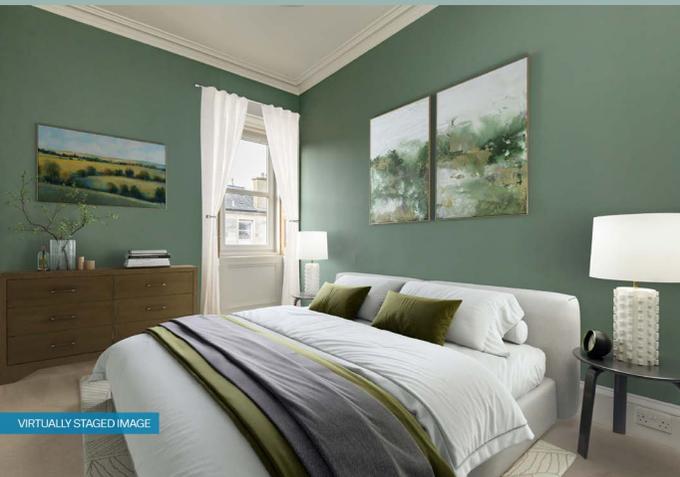
FOR SALE

A SPACIOUS, GENEROUSLY PROPORTIONED TOP FLOOR VICTORIAN FLAT OF CHARACTER, OFFERING A SUPERBLY POSITIONED HOME BOASTING FINE ORIGINAL FEATURES.

Features.

- 🏠 Welcoming hall with natural wood panelled doors off
- 🚪 Lounge with original cornice and fireplace
- 🍳 New Fitted Kitchen
- 🚿 Bathroom with shower
- 🛏 Two double bedroom
- 📁 Box room/study
- 💎 Double glazed
- 🔌 Electric heating
- 📞 Entry phone security system
- 🛋 New fitted carpets and appliances





Property Summary.

The subject comprise a top floor Victorian flat which forms part of a corner tenement which has been refurbished in the past and houses an entryphone security system.

Internally, this is a particularly spacious, well proportioned property which has been recently upgraded to include replacement double glazed windows, a new fitted kitchen with hob and oven, tasteful décor and new fitted carpets.

Of particular note are the original features which many properties have sadly lost over the years. These include original panelled wood doors, working shutters, decorative cornicing with centre rose and the most wonderful fireplace with ornate original inset.

Comfort and economy are assured by way of a modern electric heating system serving panelled radiators, complemented by double glazing.

In conclusion, we would highly recommend early viewing of this generous home which offers a superb investment and central town base.

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Floor Plans.

For illustrative purposes | Not to scale

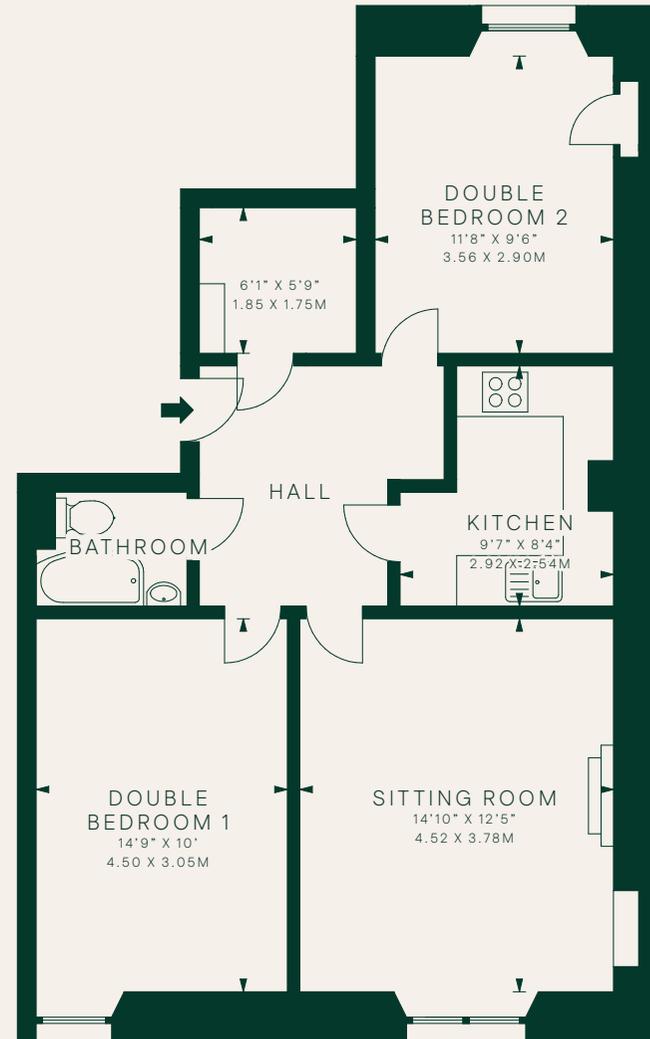
Approximate Gross internal Area: 1178ft² / 109.44m²

Extras.

All fitted carpets and floor coverings, the hob and oven.

COUNCIL TAX BAND | B

ENTRY | Negotiable



THIRD FLOOR

Location.

The subjects are located within the vibrant Dalry district of the City, which neighbours Haymarket and the West End which have become the financial and legal centres of the City. The area is served with a first class range of specialist shops, with the main supermarket brands having local stores close-by. Haymarket train station is on hand with the tram and regular bus services linking to Edinburgh Airport and the outlying districts of the city.

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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

No appliances have been tested by us, therefore no warranty or guarantee will be given as to their working condition or suitability for use. Where there are fireplaces, gas, electric or open working fires, these have not been tested and no guarantees will be given for their suitability of use.

We/our client are under no obligation to accept the highest or any offer.

