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Offers Over  
**£155,000**

## 22/3 Caledonian Place

Dalry | Edinburgh | EH11 2AP

This ground floor flat forms part of a traditional tenement building situated within the popular Dalry district, located to the west of Edinburgh City Centre. Offering well-proportioned accommodation in a highly convenient location, the property will appeal to first-time buyers, professionals, and investors alike

-  1 bedroom
-  1 public room
-  1 bathroom
-  On-street permit parking
-  Shared garden
-  EPC rating – C
-  Council tax band - B



## Description

The property benefits from excellent local amenities close at hand, including a wide selection of shops, cafés, bars, and restaurants, together with superb public transport links providing easy access throughout the city. Haymarket Station, the City Centre, and a variety of recreational facilities are all within easy reach.

Internally, the accommodation comprises a welcoming entrance hallway with useful storage and a separate WC. To the front of the property is a bright and spacious reception room offering ample space for both lounge and dining furniture, creating a comfortable and versatile living area ideal for relaxing or entertaining.

The kitchen has been fitted with a range of contemporary grey wall and base units with frosted glass fronts, together with integrated appliances and generous worktop space, creating a modern and practical cooking environment.

Located to the rear of the property overlooking the communal garden is a generously sized double bedroom featuring built-in wardrobes and excellent natural light. A modern shower room fitted with a shower cubicle and wash hand basin completes the accommodation.



## Extras

All floor coverings, fixtures, curtains, light fittings and integrated appliances are included.

## Gardens and Parking

Externally, the property benefits from access to a well-maintained communal drying green to the rear. Zoned permit/metered parking is available on-street for residents and visitors.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

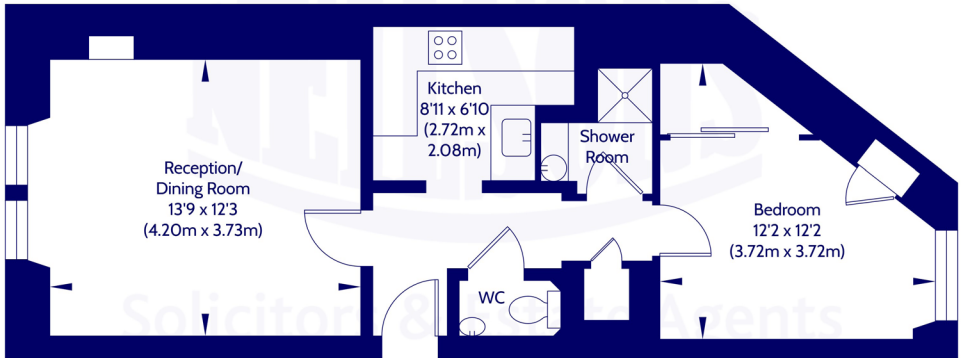
The popular neighbourhood of Dalry is located just to the west of Edinburgh City Centre, close to the West End and Haymarket. Excellent local shops and services provide for day-to-day needs with Scotmid and Lidl Supermarkets and a good selection of independent stores. The area enjoys a thriving restaurant scene with a choice of highly regarded eateries located on Dalry Road. A wide choice of leisure and entertainment facilities are close at hand and excellent transport links provide swift access around the city by bus or tram. Haymarket Railway Station is within easy walking distance and by road, the A8 connects quickly to the bypass and central motorway network.





Approx. Gross Internal Floor Area 43 Sq M / 465 Sq Ft.

## Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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