



4/1f1 Caledonian Road

Dalry, Edinburgh, EH11 2DG

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4/1f1 Caledonian Road

Offering an excellent location within easy walking distance of the city centre and Haymarket's transport hub, this first-floor tenement flat enjoys bright, well-presented interiors, including a south-facing reception room, a stylish kitchen and two bedrooms, offset by subtle contemporary décor. The prime city home benefits from access to a communal garden and will no doubt appeal to professionals and investors.

Features

- Convenient central address
- Bright, tasteful interiors
- First-floor tenement flat
- Secure entry system
- Welcoming entrance hall with storage
- South-facing living/dining room
- Immaculate modern kitchen
- 1 Double bedroom with storage
- 1 Single bedroom
- Bathroom with shower-over-bath
- Communal garden
- Controlled on-street parking (Zone S4)
- GCH & DG
- EPC Rating - C



“...Offering an excellent location
within easy walking distance of the
city centre...”







“...Well-presented interiors, including a south-facing reception room, a stylish kitchen and two bedrooms...”



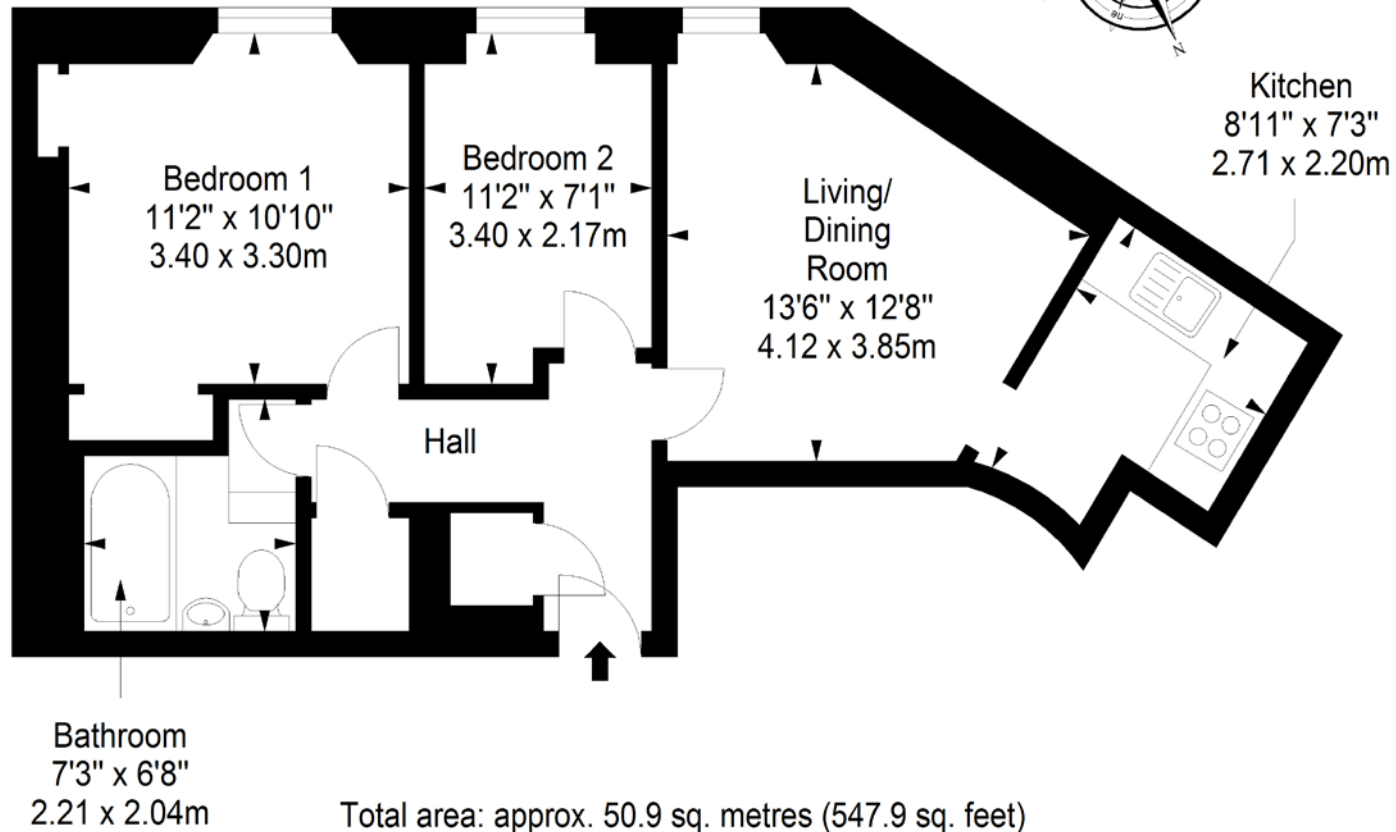
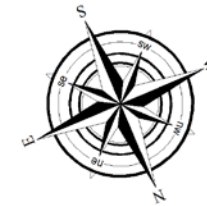




Floorplan

First Floor

Approx. 50.9 sq. metres (547.9 sq. feet)



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DISCLAIMER

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. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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