










Offers Over

£235,000

16/5 Caledonian Place

Dalry | Edinburgh | EH11 2AP

A fantastic opportunity has arisen to purchase this impressive, second floor flat forming part of a traditional tenement building in the ever popular Dalry district, lying to the west of Edinburgh city centre. The property would undoubtedly appeal to first time buyers, professionals and investors. Early viewing highly recommended.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Zoned Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band - B



Description

The accommodation which is presented to the market in true move in condition in brief comprises; welcoming entrance hallway with useful utility cupboard, light and airy twin windowed reception room with original wooden floors, stylish fitted kitchen with appliances, two good sized double bedrooms, one with bespoke fitted wardrobes and partially tiled bathroom with shower over bath and separate WC. Further benefits include gas central heating and double glazing.



Extras

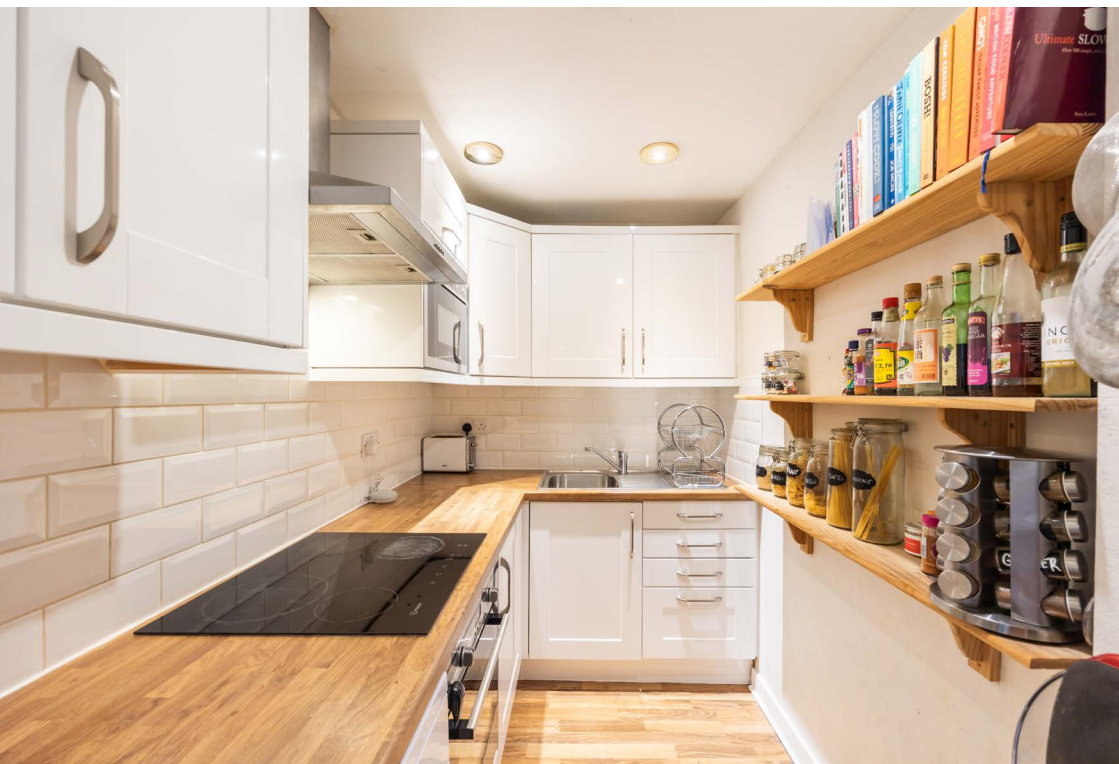
All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

Gardens & Parking

There is a well maintained drying green to the rear of the building. Permit/meter parking can be found to the front and surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.





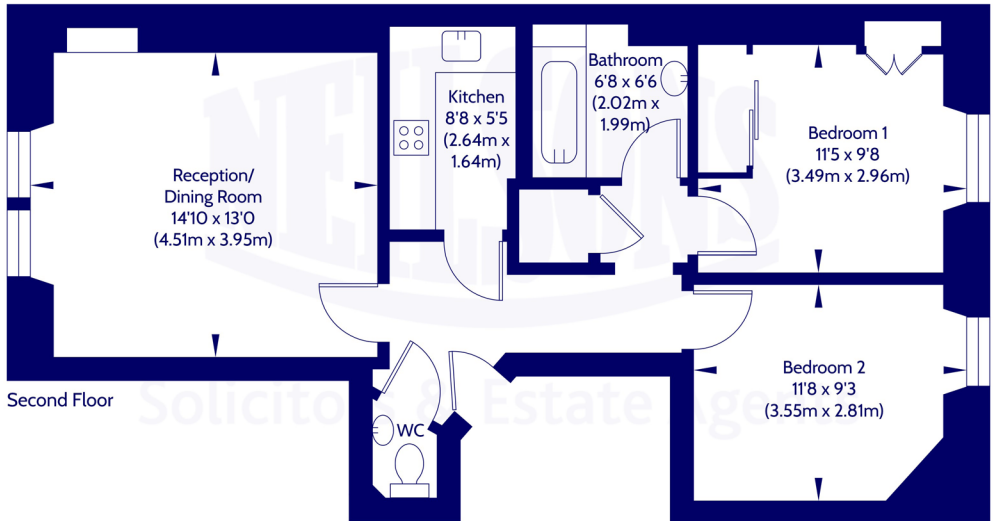
Location

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 56.88 Sq M / 612 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.
All measurements are approximate and include areas under coombed ceilings in finished rooms.
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents
Plans by planography.co.uk

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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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