



GARDEN STIRLING BURNET

26/9 CALEDONIAN PLACE
DALRY, EDINBURGH, EH11 2AP





Centrally located in popular Dalry, this spacious two-bedroom flat benefits from fantastic amenities on the doorstep, with the West End and Haymarket's transport hub within easy walking distance. The flat enjoys a bright corner position within a traditional tenement, with airy, high-ceilinged rooms that boast characterful classic features and easily-adaptable neutral décor.

The flat is reached via a communal stairwell with a secure entry system. On opening the front door, you step into an entrance hall housing useful built-in storage. Leading off the hall to the south-facing corner of the property is a wonderfully sunny reception room lit by large windows to two sides. This comfortably carpeted area promises flexible space for both comfortable seating and dining furniture, whilst an Edinburgh Press and incorporated cupboards provide plentiful storage. Next door, the kitchen also benefits from a southerly-facing aspect. Here, a selection of modern naturally-toned cabinets offset by attractive chequered tiling are arranged around a casual seating area, perfect for breakfasts and socialising whilst cooking. The kitchen comes equipped with an integrated oven and gas hob, and an under-counter washing machine and fridge.

FEATURES

- Prime city centre location
- Bright, neutral interiors
- Top/third-floor corner flat
- Secure entry system
- Entrance hall with storage
- South-facing living/dining room
- Breakfasting kitchen
- 2 Large double bedrooms with storage
- Three-piece bathroom
- Communal rear garden
- On-street parking (Zone S4)
- GCH and DG





Also found within the home are two carpeted double bedrooms, both enjoying generous proportions, a sunny aspect, and excellent built-in storage. The larger bedroom is further enhanced by an elegant feature fireplace with a living-flame fire. Finally, completing the accommodation is a bathroom partially tiled in white and aqua blue. The bathroom comprises a WC, a basin set into vanity storage, and a bathtub. The property benefits from gas central heating and full double glazing.

Externally, the flat enjoys shared access to a large rear garden, mainly laid to lawn. On-street parking on Caledonian Place falls under Controlled Zone S4.

Extras: All fitted floor and window coverings, light fittings, and freestanding/integrated appliances are included in the sale.







Dalry, Edinburgh

Situated next to Haymarket Station and within walking distance of the city centre and Fountain Park, the popular residential area of Dalry attracts professionals, students and young families to this western part of Edinburgh. The area boasts a bustling main street lined with socialising hotspots, eateries, coffee houses, shops, supermarkets and services outlets. Dalry offers a wealth of leisure and recreational activities including one of Edinburgh's Victorian swimming baths (now Dalry Swim Centre on Caledonian Crescent) and is just a short walk away from Fountain Park, which boasts a Cineworld cinema, a Nuffield Health gym, adventure golf, a trampoline park, a laser tag arena, a bowling alley, and a selection of bars and restaurants. The area also benefits from good state schooling at primary and secondary level, in addition to being ideally placed for some of the capital's best independent schooling options. Just 30 minutes' walk from Princes Street, Dalry also enjoys fantastic public transport links with regular bus routes all across the city. Nearby Haymarket Station provides excellent rail links throughout Scotland and beyond, and is also served by the tram service.







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2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

