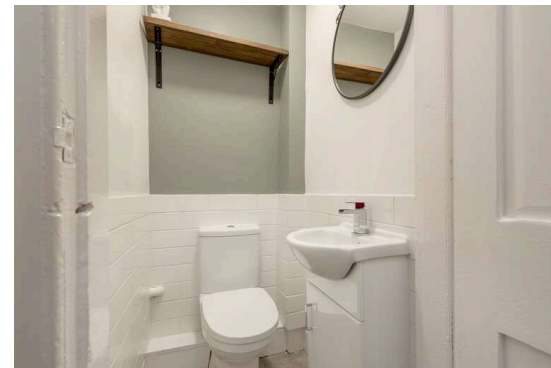
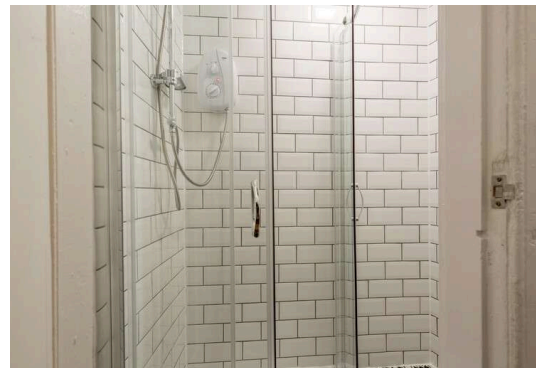
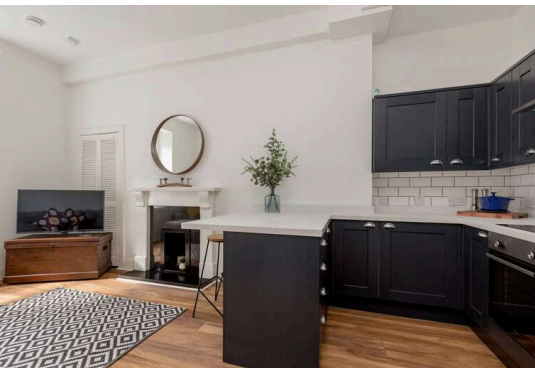


**22/1 Caledonian Place
Dalry, EH11 2AP**

Offers Over £165,000

- Entrance hallway with storage cupboard
- Separate WC with new 2 piece suite
- Open plan lounge/kitchen with integral appliances included
- Double bedroom to the rear
- Shower room with rainwater shower
- Gas central heating and double glazing
- Communal garden
- Resident permit parking



Ground Floor Flat

We are delighted to offer to the market this fully refurbished traditional rear facing ground floor flat that is in turn key condition throughout. The property is conveniently located close to Haymarket Station and the city centre.

The accommodation comprises an entrance hall with the meter cupboard and a storage cupboard, a separate WC fitted with a modern two piece suite, open plan lounge/kitchen with under window storage and all the integral appliances are included in the sale, excellent double bedroom to the rear, fully tiled shower room with a rainwater shower. Double glazing and gas central heating. Communal garden to the rear. Resident permit parking.

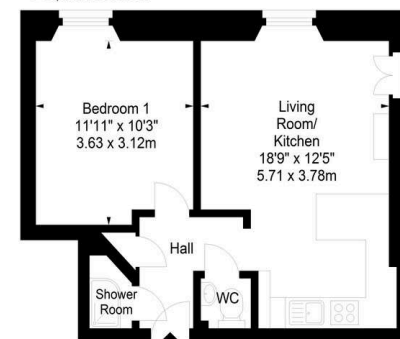
Dalry is a sought-after area located to the south-west of the city centre which can be easily accessed on foot, or by a frequent public transport service that runs close by. For the commuter, Haymarket Station is close by and the Airport can be reached by the regular tram or bus service along the A8. Locally, there are excellent shopping facilities with a host of specialist shops plus a Co-op superstore and a Lidl store. Recreational facilities include the Dalry Swim Centre, Fountain Park Leisure Complex plus a host of cafes, bars and restaurants in the city centre itself.



Caledonian Place,
Edinburgh,
Midlothian, EH11 2AP



Approx. Gross Internal Area
426 Sq Ft - 39.58 Sq M
For identification only. Not to scale.
© SquareFoot 2021



Ground Floor

Council Tax Band B

Energy Rating D

Viewing by appointment phone 0131 337 1800

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Edinburgh EH11 1SJ
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