

COULTERS<sup>©</sup>

# 5/3 CALEDONIAN ROAD

DALRY, EDINBURGH, EH11 2DA

 2 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

Ideally located in the popular residential area of Dalry, this beautifully presented first-floor tenement flat offers bright, well-proportioned accommodation, attractive period features and a stylish contemporary finish. The property is an excellent choice for a first-time buyer, professional couple or investor, with two generous double bedrooms and excellent storage throughout.

## KEY FEATURES



Well presented first floor tenement flat.



One generous double bedrooms



Shared rear garden.



On-street permit parking.



Short walk to Haymarket.



Excellent selection of shops & restaurants nearby.



EPC Rating - C



Council Tax Band - C





The welcoming hallway leads to a bright and spacious sitting room, featuring dining space, a fine period fireplace, elegant cornicing, traditional panelling and a useful press cupboard. The sleek modern kitchen is fitted with stylish deep blue cabinetry, contrasting worktops and a contemporary tiled splashback, with integrated appliances and excellent natural light. There are two well-proportioned double bedrooms, both offering flexible accommodation, together with a well-appointed bathroom and separate WC. The property further benefits from excellent storage.

To the rear, there is access to a shared garden, while permit-controlled on-street parking is available nearby.



# THE LOCAL AREA

Located between Gorgie and Haymarket, Dalry is in a prime position for Edinburgh's Financial District, and the West End. A bustling community, it boasts friendly restaurants and cafés such as First Coast, Locanda de Gusti, Mia's Italian Kitchen, and Chapter One, with a wide variety of retailers including pharmacies, barbers, convenience stores, and takeaways. The recently completed Haymarket offers an exciting selection of first-class leisure, hospitality, and retail amenities. Other recreational opportunities include those at Dalry Swim Centre with pool, gym, and fitness classes and Fountain Park, which has a Cineworld Cinema as well as a Nuffield Health Fitness and Wellbeing Gym, Tenpin Bowling, Genting Casino, and a range of casual dining options.. Conveniently located supermarkets include a Lidl and Co-op Food, both less than a five-minute walk. The property is in the catchment area for Dalry Primary School and Tynecastle High School. Edinburgh's private school options are within easy reach. Haymarket Railway Station with the tram link to Edinburgh International Airport is only a six-minute walk.

## EXTRAS

All light fittings, blinds, curtains and white goods are included in the sale price. All furniture is available by separate negotiation.

**HOME REPORT VALUATION: £250,000**



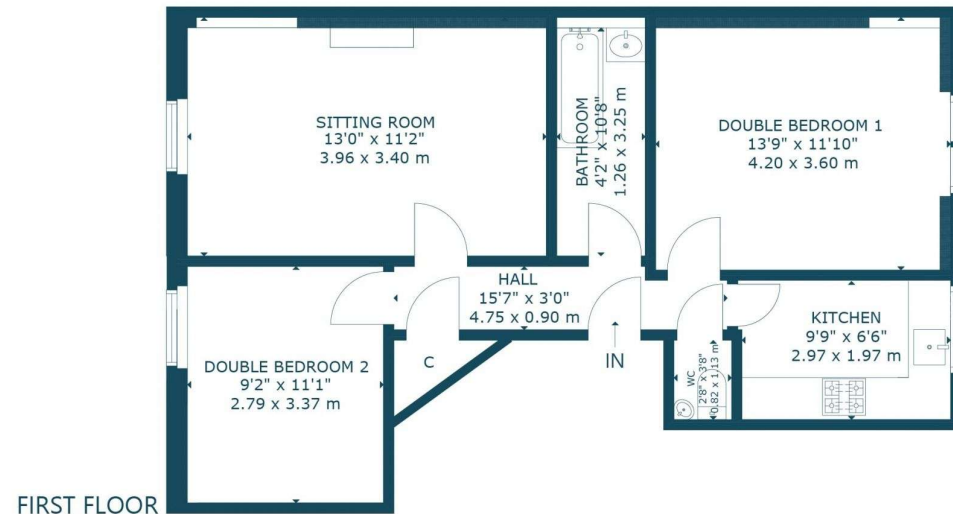
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5 - 3 CALEDONIAN ROAD, DALRY, EDINBURGH, EH11 2DA  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 647 SQ FT / 60 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.