





Welcome

Welcome to Caledonian Place, an excellent opportunity to acquire this beautifully presented two bedroom second floor flat, forming part of a traditional tenement building in the highly popular residential area of Dalry. The property combines the character and proportions associated with traditional Edinburgh tenement living with a fresh and attractive contemporary finish, creating a comfortable home which is ready for its new owner to move straight into. This attractive flat would make an excellent first-time purchase, it is also likely to appeal to professional couples, downsizers and investors, with strong rental appeal associated with its location and two-bedroom accommodation. We would recommend an early viewing.

- Welcoming reception hallway
- Living/dining room front facing
- Modern, fully fitted kitchen
- Two bedrooms
- WC
- Shower room
- Gas central heating
- Double glazing
- Secure entry system
- Communal gardens to the rear
- Permit and metered parking available





Dalry

Caledonian Place is situated within the popular Dalry district of Edinburgh, an increasingly sought-after area known for its excellent selection of local amenities and superb transport links. Haymarket Station is within easy reach, providing convenient rail connections across Edinburgh and beyond, while the city centre is readily accessible on foot or by regular public transport. The surrounding area offers a wide choice of cafés, restaurants, bars, independent shops and everyday amenities, with nearby Fountainbridge and the West End providing further leisure and shopping opportunities.

Extras

Included in the sale are the integrated kitchen appliances including the cooker/oven, washing machine and fridge. Blinds where fitted and fixtures. Please note the four pendant light shades will not be included in the sale.



Get in touch

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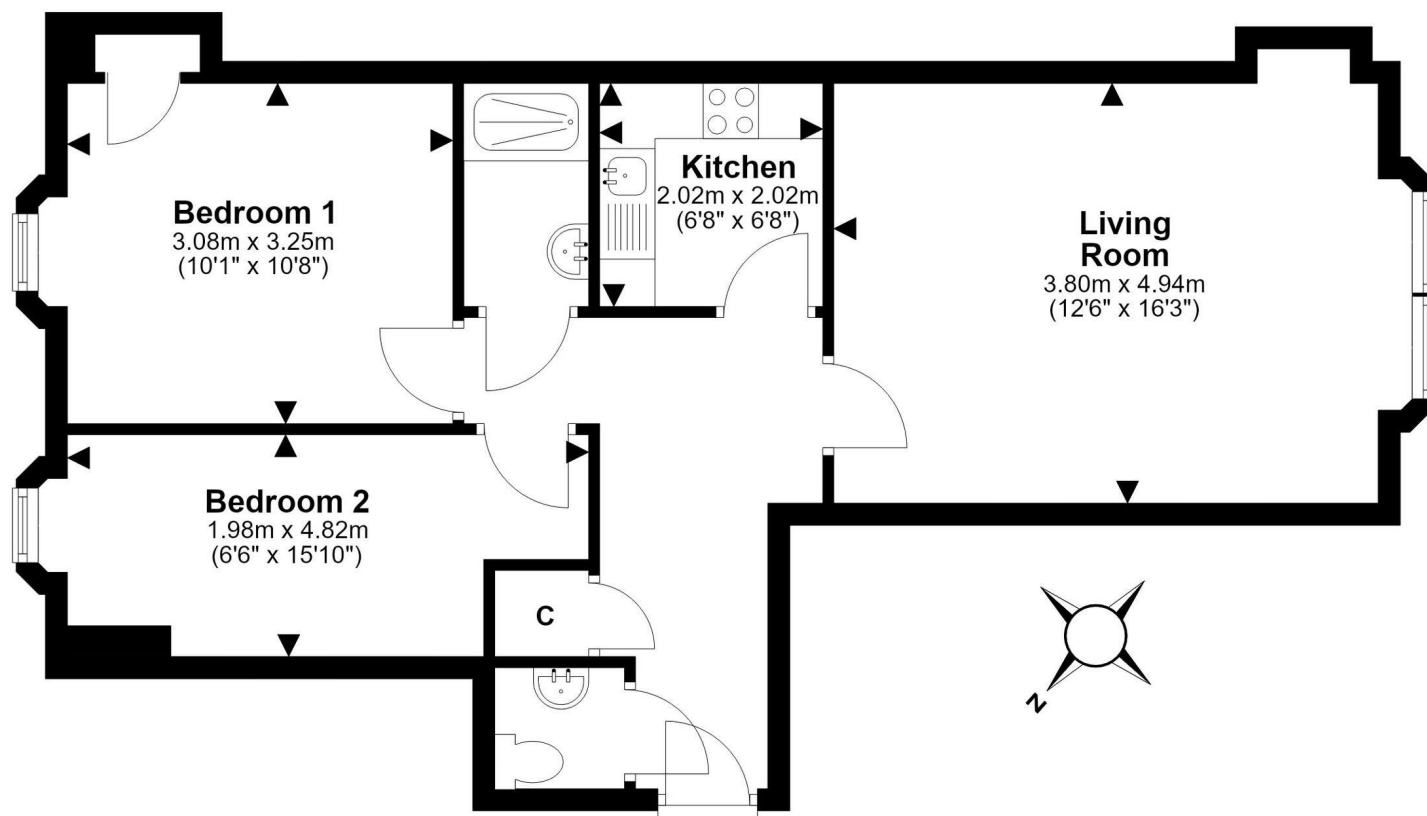
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.