

SIMPSON & MARWICK



14/6 Caledonian Road, Dalry, Edinburgh, EH11 2DG



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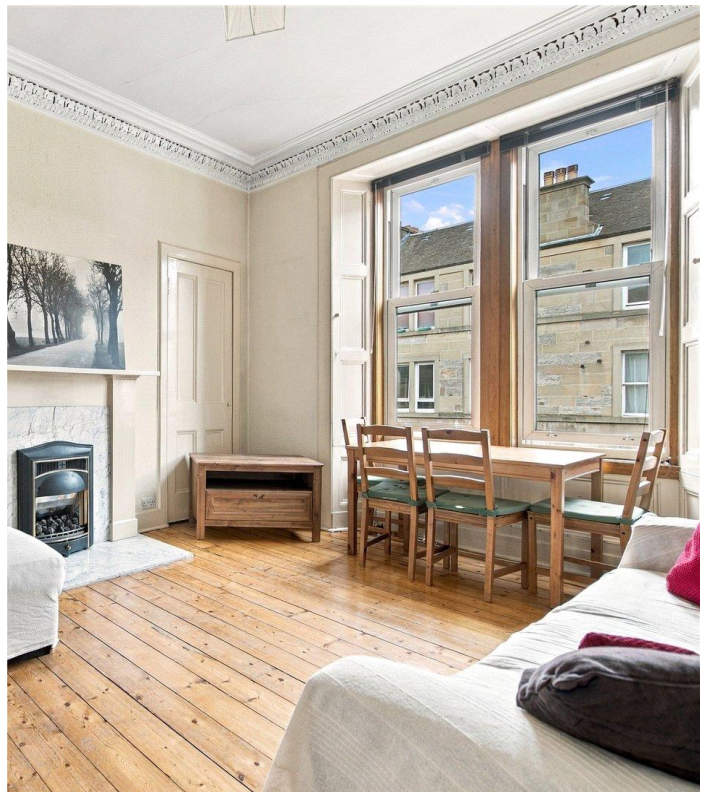
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EPC: C (75)

Council Tax - B

Charming two-bedroom flat in popular Dalry location.



- Two-bedroom flat
- Spacious lounge
- Modern kitchen
- Two bedrooms
- Modern bathroom
- Gas central heating
- Double glazing
- Communal rear garden
- On-street permit parking
- Dalry location

This well-presented two-bedroom flat offers a perfect blend of modern comfort and traditional appeal, featuring gas central heating and double glazing throughout.

Entering the flat, you are welcomed by an entrance hallway that leads to a bright and airy lounge, complete with a feature gas fire, perfect for cozy evenings. Further along, you will find two spacious bedrooms, offering ample space for relaxation and rest. The flat also boasts a contemporary bathroom and a separate WC for convenience.

The flat benefits from gas central heating and double glazing, ensuring a comfortable and energy-efficient living environment. With on-street permit parking available, and communal rear gardens providing outdoor space, this property is ideal for both young professionals and small families.

Location

Located on Caledonian Road, this flat is ideally positioned for access to local amenities and public transport, making it easy to enjoy all that the keenly-sought-after area has to offer.

Fixtures and Fittings

All blinds, curtains, and light fittings are included in the sale of this property. Please note that other items may be available through separate negotiation.

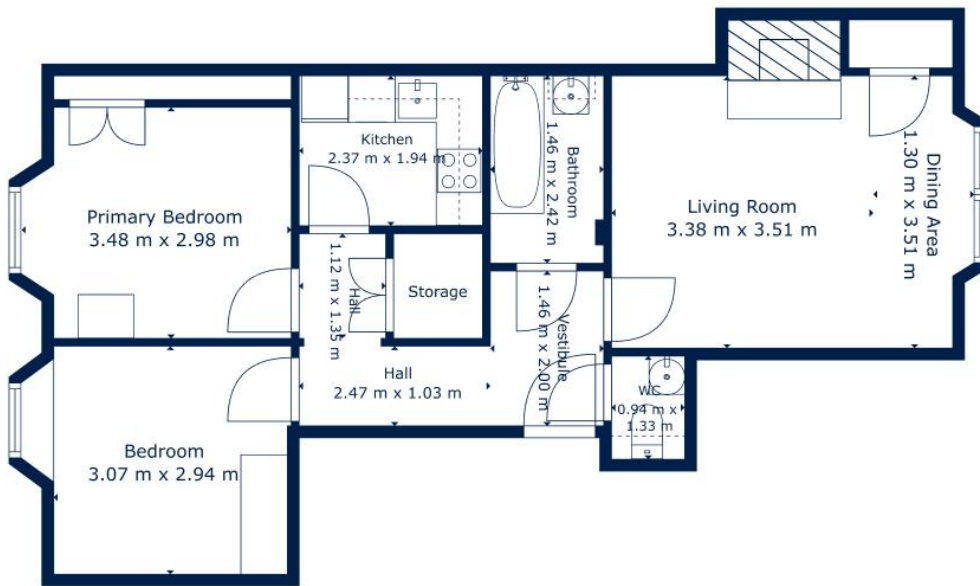
Viewing Details

By appointment contact Simpson & Marwick



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For identification purposes only.
Not to scale.

14/6 Caledonian Road
Dalry, Edinburgh, EH11 2DG

Approx. Gross Internal Area:
635.071 Sq Ft (59 Sq M)

Simpson and Marwick

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		