



15/5, Caledonian Place, Edinburgh, EH11 2AW

Light and Well-Presented, Two-Bedroom, First Floor Flat

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Property Description

Light and well-presented, two-bedroom, first-floor flat, set quietly to the rear of a traditional stone-built tenement. Conveniently located in the vibrant Dalry area, just to the west of Edinburgh city centre.

Comprises an entrance hall, a living/dining/kitchen, two bedrooms, and a shower room.

Highlights include a fitted kitchen with appliances, a modern bathroom, and contemporary flooring throughout. In addition, there is gas central heating, double glazing, tall ceilings, and a secure entry system.

All furnishings and appliances are available for inclusion in the sale, making this an ideal starter home or buy-to-let opportunity.

Externally, there is a secluded communal garden to the rear, and zoned parking to the front and in the surrounding area.

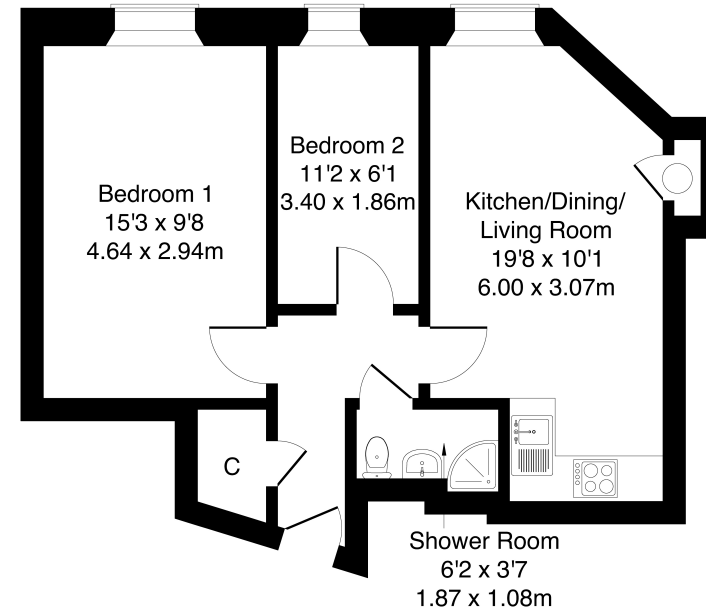
This well-presented home opens with a welcoming entrance hall, providing access to all rooms along with a convenient built-in storage cupboard. The bright and comfortable living room features a walk-in cupboard for additional storage, a feature fireplace, a wall-mounted TV point, wood-effect flooring, and modern spot lighting, offering a perfect space to relax or entertain. Adjoining the living room, the fitted kitchen is both practical and well-equipped, including a sink with drainer, tiled splashback, integrated oven and gas hob with an overhead canopy, and a freestanding fridge/freezer.

The generously sized double bedroom is decorated in neutral tones and provides ample space for freestanding furniture, complemented by wood-effect flooring and a central light fitting. Completing the accommodation, the contemporary shower room comprises a modern three-piece suite with a tiled splashback surround, sleek spot lighting, and a stylish ladder-style radiator for added comfort.



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Approximate Gross Internal Area: (495 sq ft - 46 sq m.)



First Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Dalry is a vibrant and well-connected neighbourhood, ideally positioned within walking distance of Haymarket Station, Edinburgh's West End, and the city centre. This high-amenity area offers a wealth of local shopping options, including nearby Co-operative and Lidl stores, with additional supermarkets such as Sainsbury's and Aldi available in neighbouring Gorgie. Residents can enjoy a diverse selection of cafes, bars, and restaurants both in Dalry and the surrounding West End, creating a lively atmosphere with something to suit every taste. For leisure and entertainment,

the nearby Fountain Park complex offers a multi-screen cinema, fitness centre, and a variety of dining options, while the Dalry Swim Centre provides excellent recreational facilities. The area is also conveniently located for access to Napier University, Heriot-Watt University, and Edinburgh College, making it a popular choice for students and professionals alike. Dalry benefits from exceptional public transport links, including frequent bus services and the Edinburgh tram network via Haymarket, offering direct routes to the city centre, Edinburgh Airport, and Newhaven.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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