



**Thorntons**   
The right way to move

9/2, Caledonian  
Road,

Dalry, Edinburgh, EH11 2DA





## Summary

Situated within an established residential area of well-connected Dalry, within walking distance of the city centre, this one-bedroom ground-floor flat is sure to appeal to first-time buyers, professionals, couples, and rental investors alike. It offers a blank canvas of fresh neutral décor for its new owner to put their own stamp on. Local amenities include excellent shops and supermarkets, educational facilities such as schools and a university campus, transport links (with Haymarket train station and a tram stop within easy reach), and open spaces.

Extras: All fitted floor and window coverings, light fittings, and kitchen appliances are included in the sale.

## Features

- Ground-floor flat in Dalry
- Part of a handsome tenement building
- Entrance hall with storage
- Sun-facing living room with press
- Living room store (possible home office/study)
- South-facing kitchen
- Sunny double bedroom
- Three-piece shower room
- Shared rear garden
- Zoned permit parking
- Electric off-peak storage heating
- Double glazed windows





# Floorplan



# Thorntons

The right way to move

## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutheea@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeeea@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewsea@thorntons-law.co.uk

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland

@ThorntonsPropertyServices
 @thorntonsproperty
 @ThorntonsPS