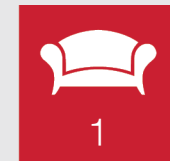




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7/1, Caledonian Road

Dalry, Edinburgh
EH11 2DA



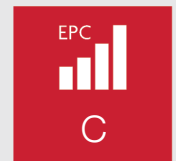
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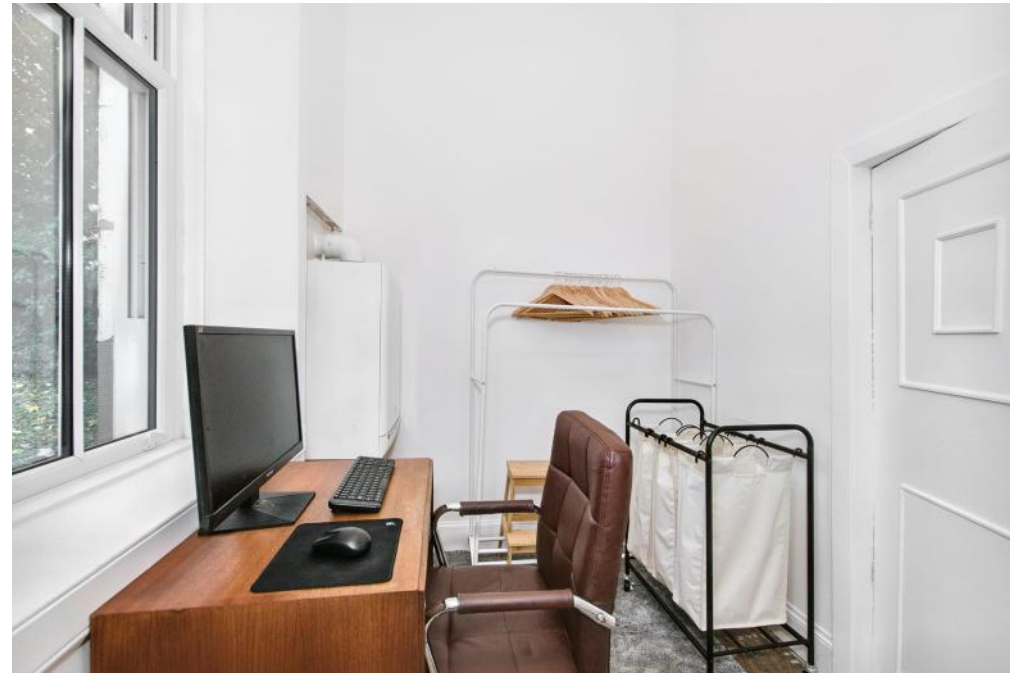


Summary

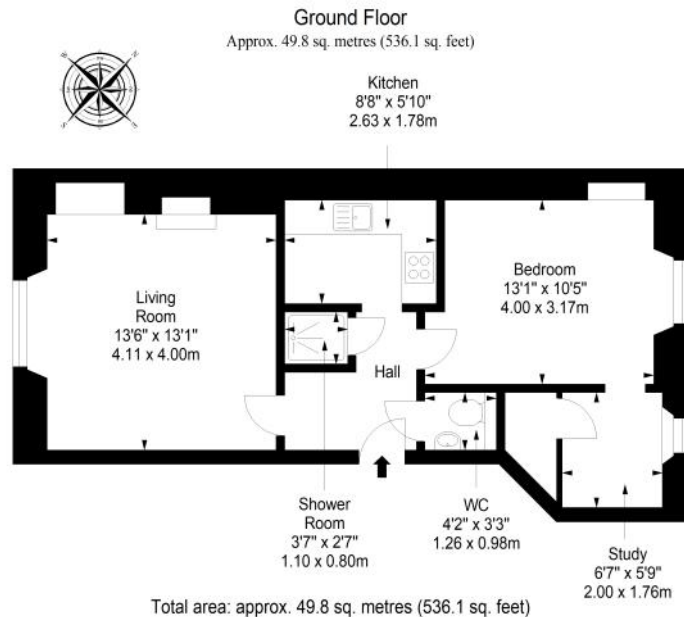
Situated in highly desirable Dalry, walking distance from the city centre, this immaculately presented one-bedroom ground-floor tenement flat is ideal for a wide demographic of buyers. It boasts light-filled accommodation with tastefully neutral modernised interiors and charming original features. The flat enjoys a southwest-facing living room with a press and fireplace, a contemporary fitted kitchen (2022), a spacious double bedroom with a versatile box room/study, as well as a WC and shower room. The property comes with gas central heating via a new boiler (2019), double glazing (2022), internal insulation (2021), wooden flooring and stylish micro-cement flooring in the hall, kitchen and bathrooms. Extras: all fitted floor and window coverings, light fittings and kitchen appliances are included.

Features

- Fully refurbished ground-floor tenement flat
- Set in sought-after Dalry
- Outstanding location near shops, bus/rail links and green space
- Neutral interiors with lovely period features
- Sun-filled living room with a fireplace
- Contemporary fitted kitchen
- Spacious Double bedroom
- Versatile box room/study
- WC and separate shower room
- Private front garden
- Shared rear garden with private shed
- Zoned permit parking
- Gas central heating, double glazing, PVC front door (2021) and wall insulation



Floorplan



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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.

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