

The image shows the exterior of a three-story building made of light-colored stone blocks. The top floor has four windows, some of which are double-hung. The middle floor has four windows, including a pair of double-hung windows on the right. The ground floor features a central wooden door with a small blue house number '9' above it, flanked by windows. A parking sign is visible on the left side of the ground floor. The overall appearance is that of a well-maintained, historic residential building.

Portolio

CALEDONIAN PLACE

Edinburgh, EH11 2AW

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Offers in Region of £225,000

0333 344 2855 | property@portolio.co.uk



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An excellent opportunity for developers, investors, or those looking to add value – this 3-bedroom ground floor flat forms part of a traditional tenement in the heart of Dalry, just a short walk from Haymarket Station and all the amenities of Edinburgh's West End.

The accommodation comprises: entrance hall, spacious living room, internal kitchen, three bedrooms (one with en-suite shower room), main wet room and separate WC. The property requires comprehensive renovation throughout, presenting a fantastic blank canvas for refurbishment and resale or long-term rental. Excellent location with high tenant and buyer demand. Potential end value: approx. £290,000 post-renovation (subject to finish and market conditions). Located in the ever-popular Dalry district of Edinburgh, the flat enjoys immediate access to cafes, shops, transport links, and green spaces. Haymarket Station, tram stops, and bus routes are all within a few minutes' walk, making it ideal for commuters, students, young professionals, and property investors.

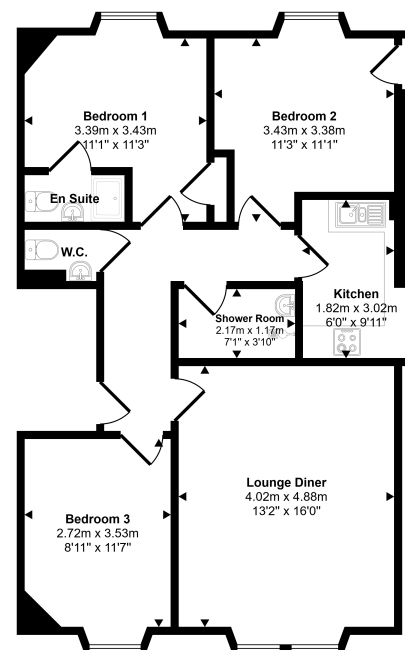
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FEATURES

- Traditional tenement flat
- Ground floor position
- 3 bedrooms, including 1 en-suite
- Prime Dalry location
- Just minutes from Haymarket Station
- In need of full renovation
- Potential end value: circa £290,000
- Council Tax Band E
- EPC Rating D

Approx Gross Internal Area
76 sq m / 820 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.