

# 17/3 Caledonian Road

DALRY, EDINBURGH, EH11 2DA



*Spacious two-bedroom duplex apartment that forms part of a charming church conversion close to Haymarket Station*



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McEwan Fraser is delighted to present this spacious two-bedroom duplex apartment that forms part of a charming church conversion close to Haymarket Station. Offered to the market chain-free, the property is presented in excellent condition and boasts gas central heating, double glazing, and retains a wealth of interesting original features.

# THE KITCHEN /LIVING ROOM



Internal accommodation is focused on a spacious open-plan kitchen and living room which boasts high ceilings, contemporary décor, and quality laminate flooring. There is a huge amount of floor space for a variety of different furniture arrangements that will give a new owner plenty of flexibility to create their ideal entertaining space. The stylish contemporary kitchen has a good range of base and wall-mounted units that include a range of integrated appliances including a dishwasher. The ground floor also includes a welcoming entrance hallway with a large utility cupboard.





Climbing the stairs to the first-floor landing gives access to two double bedrooms, a bathroom, and a loft space that offers excellent additional storage space. Both of the bedrooms enjoy valuated ceilings, ample natural light, and integrated wardrobes. The bathroom is partially tiled and finished with a three-piece white suite and a shower over the bath.

# THE BATHROOM



# BEDROOM 1



# BEDROOM 2

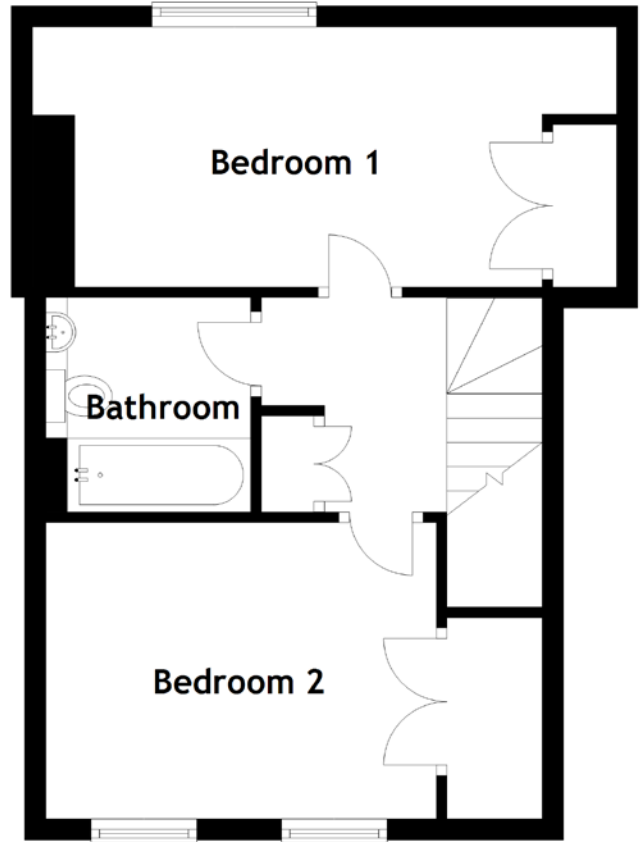
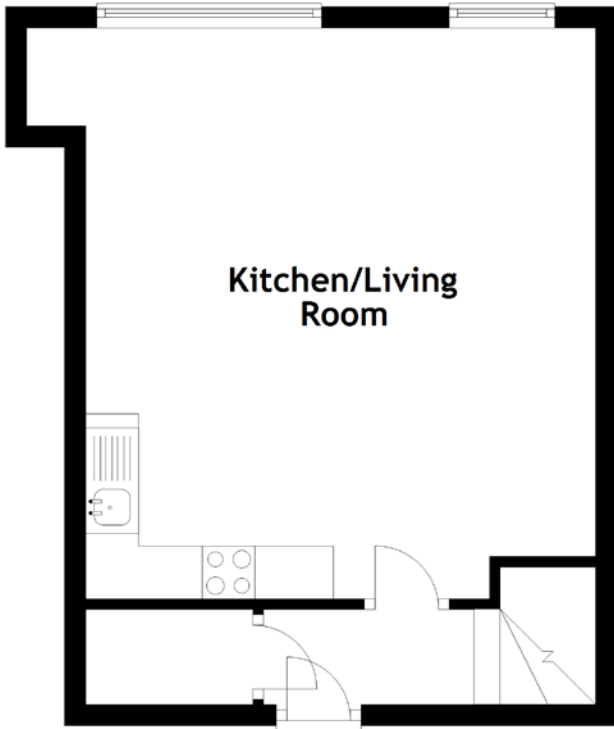


Further benefits include gas central heating, double glazing, and a secure entry system. There are common grounds to the front and on-street permit parking is available.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP



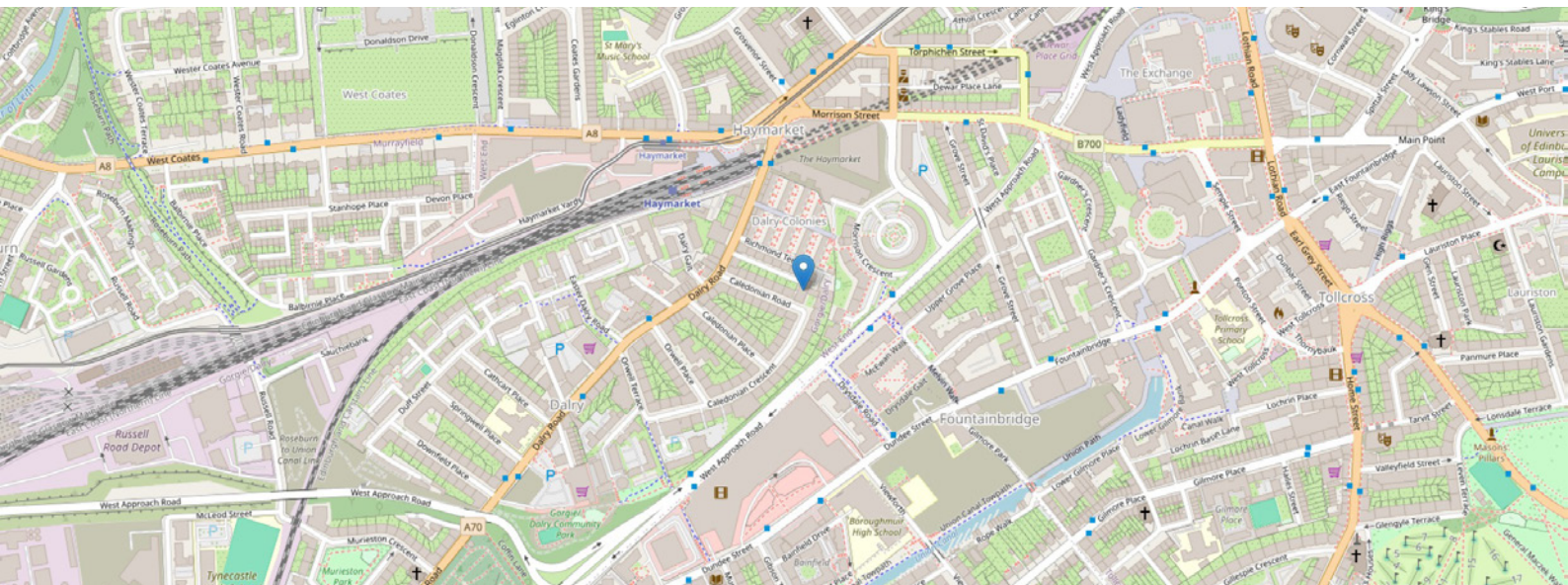
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Approximate Dimensions  
(Taken from the widest point)

Kitchen/Living Room 5.40m (17'9") x 4.82m (15'10")  
Bathroom 2.03m (6'8") x 1.94m (6'4")

Bedroom 1 5.52m (18'1") x 2.46m (8'1")  
Bedroom 2 3.79m (12'5") x 2.80m (9'2")

Gross internal floor area (m<sup>2</sup>): 77m<sup>2</sup>  
EPC Rating: C





# THE LOCATION

Dalry is one of the city's popular residential districts, lying just beyond the West End and within walking distance of Princes Street. With Haymarket Train Station and the Edinburgh Tram service virtually on your doorstep, it is an ideal location for commuters or university/college students.





The property is surrounded by several local amenities including a Lidl and Cooperative on Dalry Road, Sainsbury's supermarket at Gorgie, as well as many recreational facilities including the Dalry Swim Centre, Fountain Park Leisure Complex, which houses a cinema, bowling, gym and several restaurants. The Union Canal and Harrison Park are close by providing leisure opportunities for cyclists, walkers and rowers. Regular bus services operate to and from the city centre and to surrounding areas. The city bypass and main motorway networks are also within easy reach, giving further access to the major motorway networks of the M8, M9 and M90, as well as Edinburgh International Airport (which can also be reached by tram), and the Forth Road Bridge/ Queensferry Crossing heading North.



# McEwan Fraser Legal

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