

# Flat 9, 17 Caledonian Rd

DALRY, EDINBURGH, EH11 2DA



*Unique one-bedroom apartment which forms part of a beautiful church conversion in Dalry*



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[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

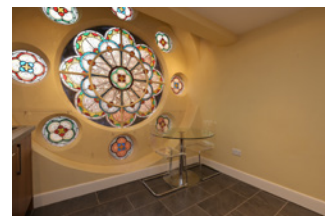


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McEwan Fraser is delighted to present this unique one-bedroom apartment which forms part of a beautiful church conversion in Dalry. The property enjoys excellent living space over two levels that includes a generous kitchen set against a beautiful original stained glass window. Presented to the market in excellent condition, it would be a remarkable first-time buy for a young professional who is keen to be within easy walking distance of Haymarket station and the West End.

# THE KITCHEN



Entering the property, you are straight into the dining kitchen which has a fully equipped modern kitchen with ample prep and storage space. The kitchen also has plenty of space for a breakfast table.

The bedroom and shower room are also on this level. The well-proportioned double bedroom has an integrated wardrobe and plenty of space for a full suite of freestanding bedroom furniture. The adjacent shower room has a large walk-in shower and a white suite.

# THE BEDROOM





# THE SHOWER ROOM





Stairs lead up to the living space which has high ceilings and some wonderful roof beams. There is plenty of space for a large sofa.

# THE LIVING ROOM





# EXTERNALS

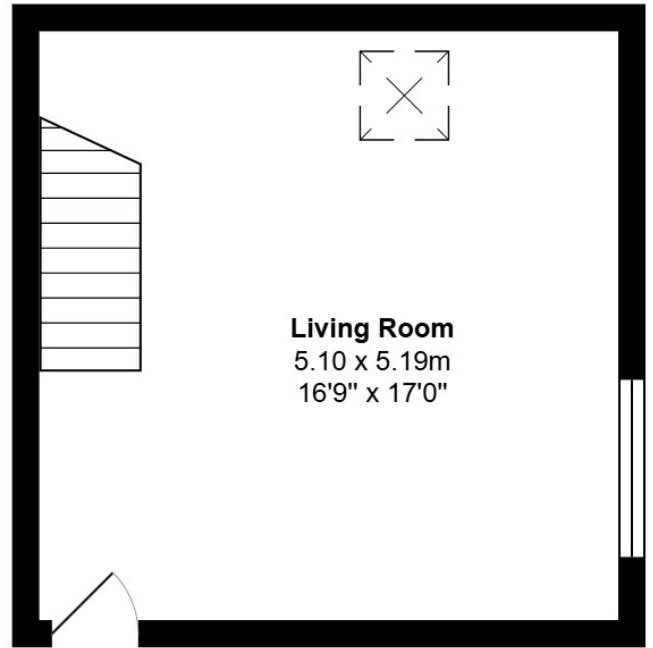
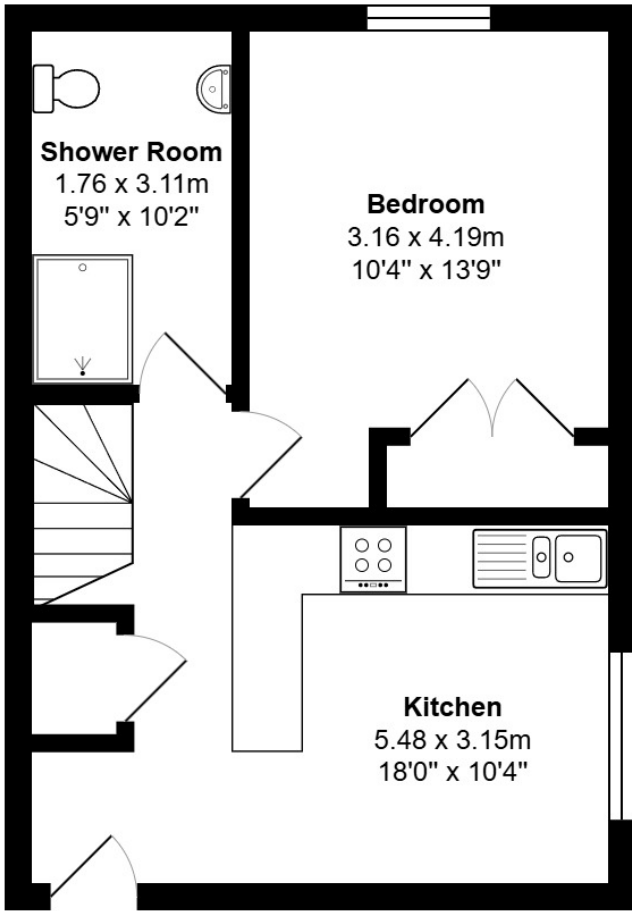


The property also enjoys gas central heating, a secure entry system to the building, and there is zoned parking in the immediate area.

Internal viewing will be essential to fully appreciate this wonderful flat.

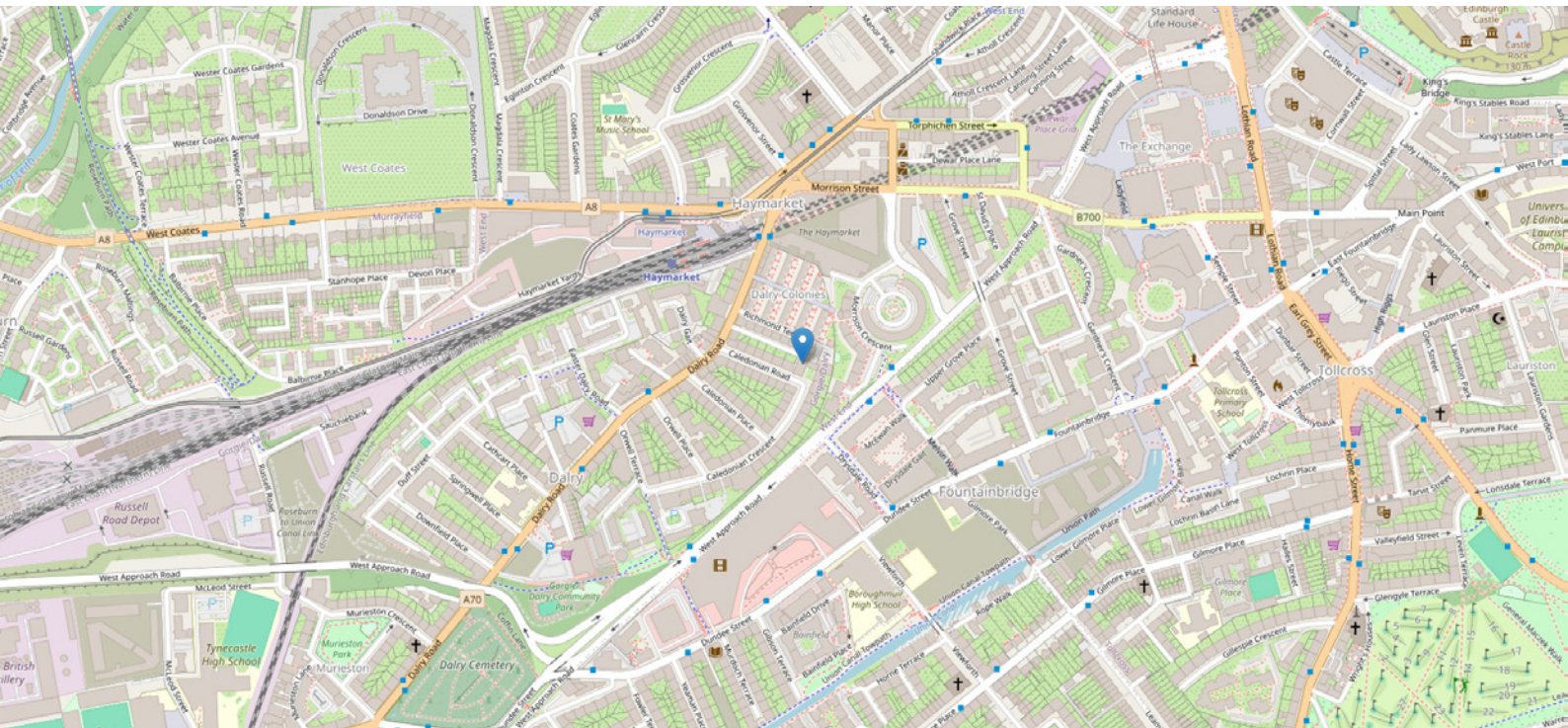


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 63m<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.



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