



Flat 6, 11 Caledonian Road, Edinburgh, EH11 2DA



Offers Over £265,000

- Second Floor Tenement Flat
- Bright Spacious Living Room
- Bathroom with Separate WC
- Gas Heating & Double Glazing
- Shared Enclosed Garden
- 2 Double Bedrooms
- Kitchen / Diner
- 2 Large Storage Cupboards
- Stunning Features
- Previously 3-Room HMO

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Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

01361 882 752 | [info@melroseporteous.co.uk](mailto:info@melroseporteous.co.uk) | [www.melroseporteous.co.uk](http://www.melroseporteous.co.uk)



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### LOCATION:

Caledonian Road in Edinburgh is situated in the city's Dalry area, close to Haymarket and mainly consists of traditional tenement buildings. The area around Caledonian Road offers a variety of local amenities, including shops, cafes, and restaurants. It is conveniently located near Haymarket railway station, providing easy access to public transportation. Close by are many popular recreational spaces like the Victorian Baths at Dalry Swim Centre and the expansive Harrison Park. The area has a vibrant community feel, with a diverse population and a range of local businesses.

### DESCRIPTION:

This delightful second-floor traditional tenement flat offers a spacious two-bedroom home, previously utilised as an HMO with three letting rooms. While the property might benefit from some upgrading, it boasts fantastic Victorian features, including high ceilings, cornicing, sanded floorboards, and some working shutters. Additionally, it has the modern conveniences of double-glazed windows and gas central heating. Secure intercom access leads to the stairwell and up to the flat. Inside, a spacious hall connects all rooms, which include a large living room with a cast iron fireplace and ornate cornicing, two double bedrooms, a WC, separate bathroom, and a generous kitchen/dining room. Viewing is highly recommended to truly appreciate the potential this property has to offer.

### EXTERNALLY:

There is a communal secure stairwell providing access to the shared rear garden, which is fully enclosed and private.

### SERVICES:

Mains Electricity, Gas, Water & Drainage.

### IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a laser tape measure and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the accuracy of the above information. While the information is believed to be correct and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.



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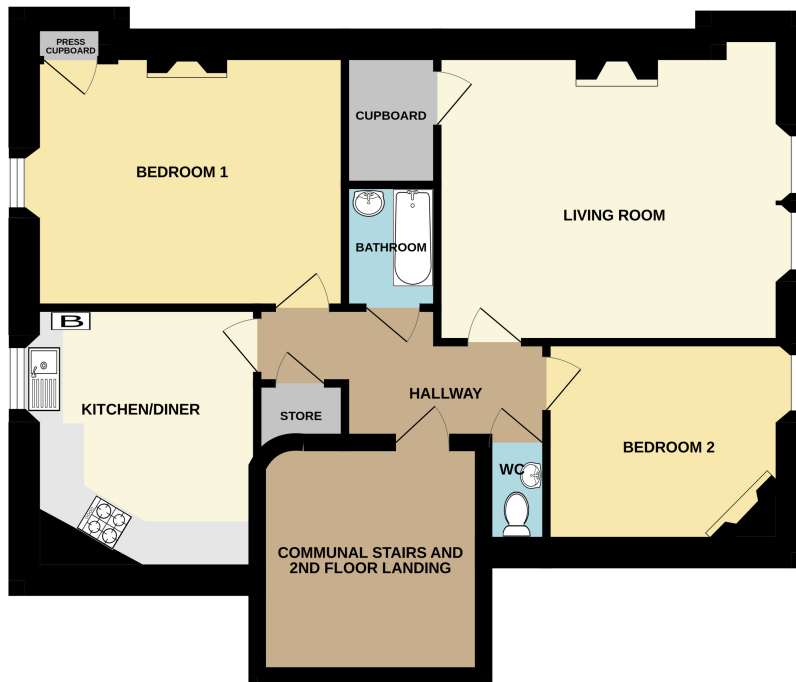
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FLOOR PLAN:

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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ACCOMMODATION:

- HALLWAY TO ALL ROOMS
- STORE (1.04M X 0.87M) at widest
- BATHROOM (1.65M X 1.34M)
- WALK-IN CUPBOARD (2.14M X 1.39M)
- WC (1.37M X 0.89M)
- KITCHEN / DINER (3.90M X 3.36M) at widest
- BEDROOM 1 (4.54M X 3.57M)
- LIVING ROOM (5.07M X 4.27M)
- BEDROOM 2 (3.49M X 3.19M) at widest

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