



14/1 Caledonian Place, Edinburgh

Offers Over £264,000



14/1 Caledonian Place

Edinburgh, Edinburgh

Stylish 2-bed ground-floor flat in a traditional Edinburgh tenement with modern décor, box room, double glazing, private front garden, and shared rear garden. Move-in or rental ready. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Ground Floor Apartment
- 2 Double Bedrooms
- Double glazed
- Gas Central Heating
- Modern Kitchen
- Modern Shower room
- Private Front Garden



Lounge

13' 8" x 12' 6" (4.17m x 3.82m)

A bright and elegant reception room positioned to the front of the property, featuring two large double-glazed windows overlooking the private front garden, complete with wooden blinds. Traditional cornicing adds character, complemented by modern wall lighting and excellent shelving. The room is heated by a radiator and flows seamlessly into the kitchen.



Kitchen

10' 8" x 5' 7" (3.26m x 1.69m)

Off the living room, the kitchen is fitted with modern grey units and finished with white tiled splashbacks for a clean, contemporary look. Appliances include an electric hob, electric oven, modern extractor fan, washing machine, and fridge freezer. Front-facing double-glazed windows with wooden blinds allow in plenty of natural light.



Shower Room

5' 6" x 5' 6" (1.67m x 1.68m)

A sleek and modern shower room featuring waterproof grey marble-effect wall panels, a stylish grey vanity unit, and contemporary sanitaryware. The flooring continues the modern grey palette.



Primary Bedroom

14' 1" x 9' 9" (4.28m x 2.97m)

A generous rear-facing double bedroom with grey carpeting, wall lights, radiator, and a large walk-in cupboard providing excellent storage. A second cupboard houses the boiler.



Bedroom 2

11' 9" x 8' 10" (3.59m x 2.69m)

Another well-proportioned double bedroom to the rear, also finished with grey carpeting, double-glazed window with wooden blinds

WC

3' 9" x 3' 8" (1.14m x 1.13m)

Conveniently located, the WC includes a modern toilet and compact sink set within a white vanity unit, finished with grey stone-effect wall panels and coordinating flooring.



Hallway

A welcoming hallway finished with contemporary dark grey wood-grain laminate flooring, providing a cohesive flow through the main living spaces. The hall benefits from a radiator and access to all principal rooms.




Box Room


9' 4" x 8' 10" (2.85m x 2.68m)

A versatile internal room with no window, ideal for use as a home office, dressing room, or additional storage space.

Energy Efficiency Rating

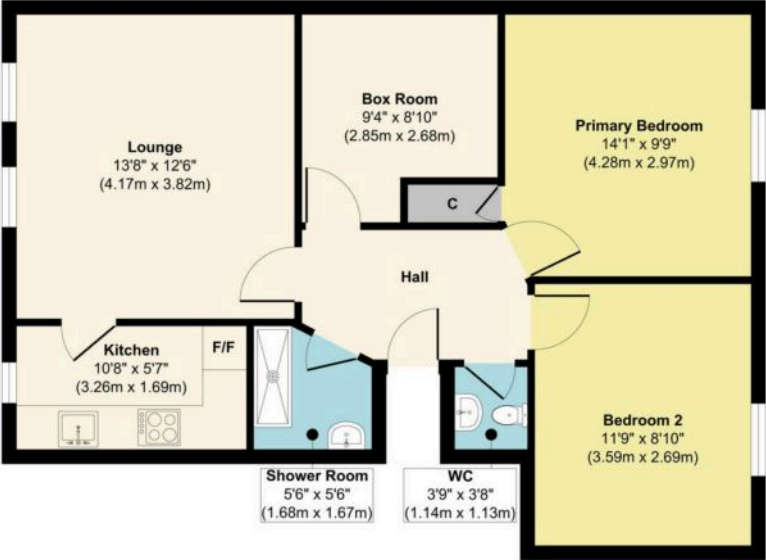
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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Ground Floor

Approx. Gross Internal Floor Area 674 sq. ft / 62.65 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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