

11 (flat 13) Dudley Avenue South, Trinity, Edinburgh, EH6 4PH



11 (flat 13) Dudley Avenue South | Trinity | EH6 4PH

Description

Attractive, two-bedroom, second floor flat situated in the sought-after Trinity district of Edinburgh. This appealing dual-facing flat represents an ideal home for an individual or couple and provides comfortable and tastefully presented living space with all modern comforts. This prime suburban location lies less than two miles from the centre of Edinburgh and within easy walking distance of outstanding shopping and recreational amenities, numerous public parks, reputable schooling and the capital's scenic coastline.

- Central hallway with storage
- Living/dining room
- Kitchen/breakfast room
- Two double bedrooms, one with fitted wardrobes
- Shower room
- Electric heating
- Double glazing
- Secure entry system
- Allocated parking space
- Communal store cupboard within stairwell, along with external communal store cupboard

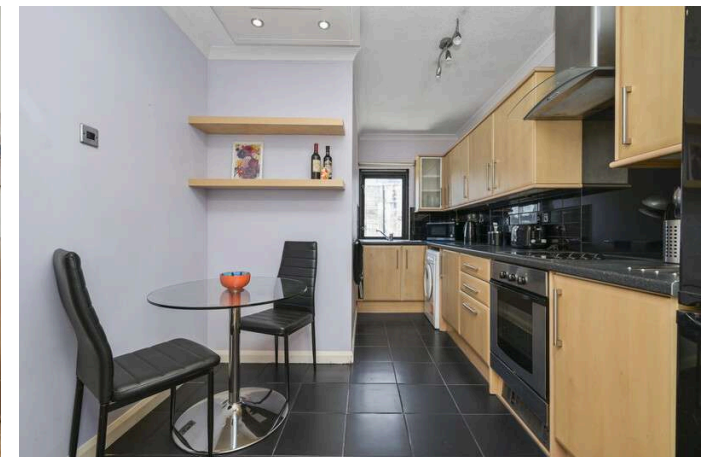
Extras

The fitted carpets, curtains, oven, hob, cooker hood, washing machine, and fridge/freezer are included. Interested parties should note that no warranties or guarantees will be provided for the working order of the appliances.

EPC Rating: D

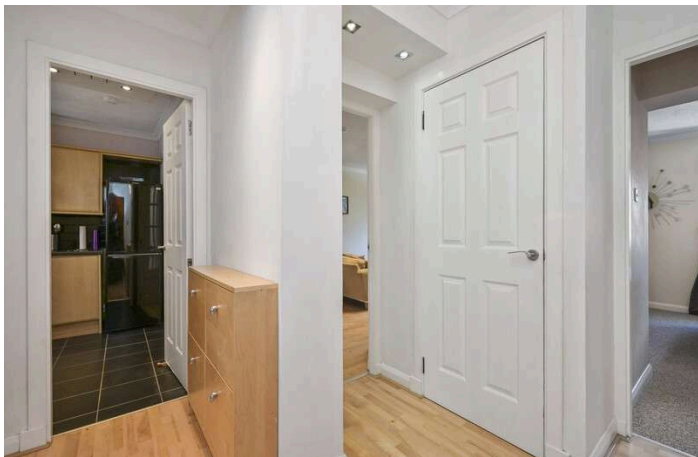
Price and Viewing

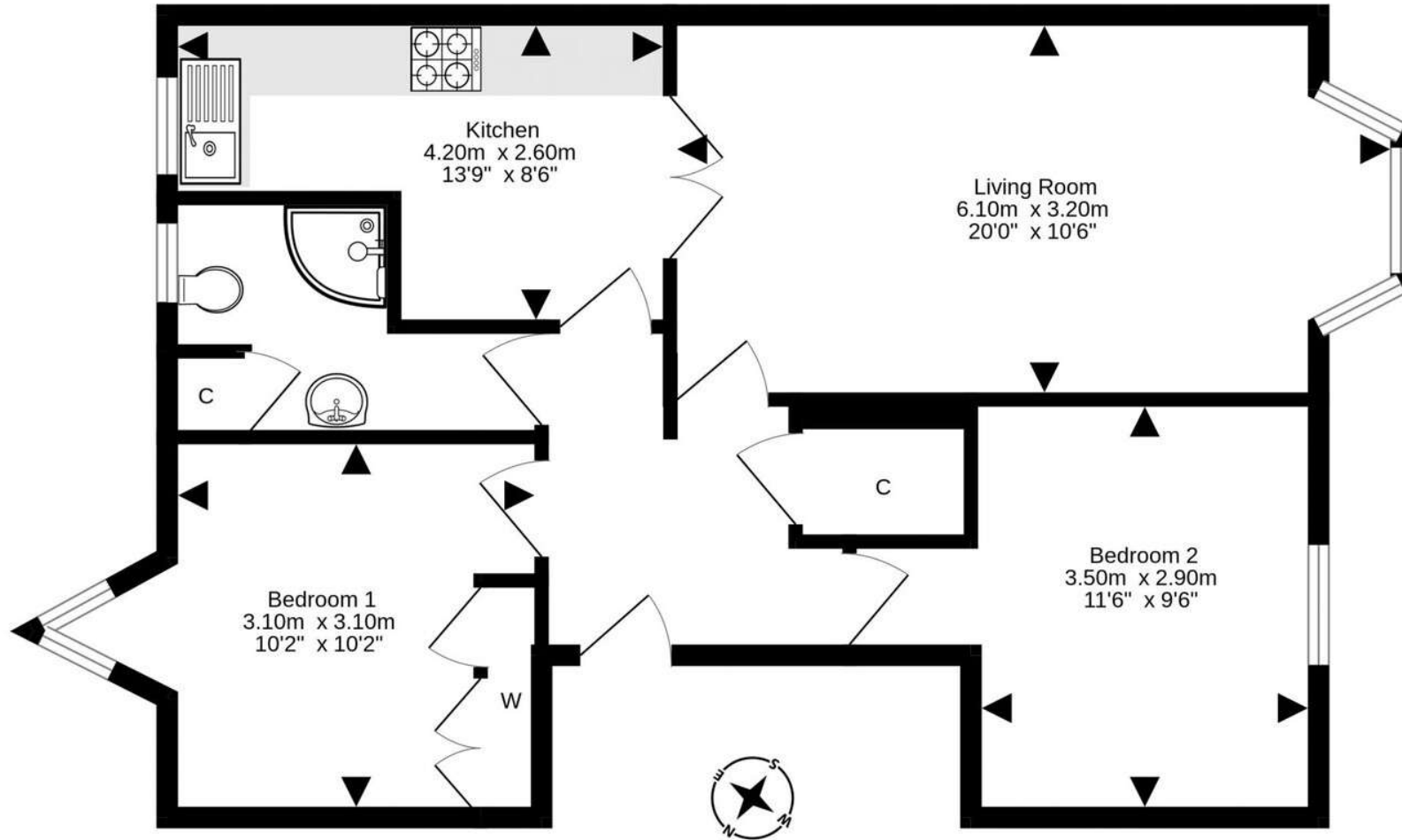
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

Situated to the north of the city, the leafy and exclusive suburb of Trinity is a highly desirable residential area, characterised by a combination of period, traditional and modern architecture. Situated less than three miles from the centre of Edinburgh next to the Firth of Forth, the immediate area offers a broad selection of local amenities. These are supplemented by extensive shopping facilities at nearby Craighleith Retail Park, which hosts a range of high street retailers and supermarkets. Ocean Terminal in Leith also caters for shoppers, as well as cinema-goers and gym-goers. Additional amenities can be found in Trinity's neighbouring districts, which include the historic Newhaven harbour and the fashionable Shore, complete with Michelin star establishments and stylish bars. Trinity, with its extensive network of cycle paths and walkways, is ideal for those who enjoy the outdoors. Delightful green areas include the leafy Victoria Park with the Royal Botanic Gardens nearby. Meanwhile, the Firth of Forth waterfront and Water of Leith Walkway cater for those who prefer a river and shore backdrop. Education is offered at well-regarded state schools, while the capital's independent schools are within easy reach. Regular bus services allow quick travel throughout the city as well as the newly opened tram link offering swift access to the airport. The Queensferry Crossing, Edinburgh City Bypass and M8/M9 motorway network are easily accessible for those going further afield.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

