

1-1 Dudley Avenue
Trinity
Edinburgh
EH6 4PL



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Stylish and spacious ground floor flat set in a quiet residential area close to Edinburgh's City Centre. The property is located in the prime residential area of Trinity and lies about one and a half miles north of the City Centre. Trinity offers a good variety of local shops and amenities with a wider selection available in both Goldenacre and Stockbridge. There are also a number of buses running close by which provide quick and easy access to the City Centre and other areas.

Well regarded local Primary and Secondary schools are located nearby including Wardie Primary, Trinity Secondary school, Edinburgh Academy and Fettes College. The property is also well placed for Lomond Park which has a tennis and bowling club, the Royal Botanic Gardens and Inverleith Park.

Internally the property is in excellent decorative order and benefits from double glazing, gas central heating and under floor heating in some rooms. The flat retains attractive period features including fireplaces, decorative cornice, varnished floors and window shutters.

Well maintained communal garden. Unrestricted on-street parking.



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Property Details

- Welcoming and spacious entrance Hall. Deep built in cupboard. Entryphone handset. Clothes pulley.
- Bright and spacious Living Room with windows to front. Working shutters. Open shelved wall press. Built-in display cabinet. Feature fireplace with multi fuel stove. Decorative cornice and rose. Picture rail.
- Fitted Dining Kitchen with a range of base units. Integrated hob and oven. Ample work surfaces with integrated sink and tiled splashback. Integrated dishwasher and freezer. Space for dining table and chairs. Shelved wall press. Pantry. French doors provide direct access to the communal garden.
- Utility room with window to side overlooking communal garden. Shelving., Cupboard housing combi boiler. Plumbed for washing machine. Belfast sink.
- Large Double Bedroom with window to front. Working window shutters. Feature period fireplace. Decorative cornice.
- Second good sized Double Bedroom with window to rear. Working window shutters. Feature period fireplace.
- Versatile Boxroom suitable for a variety of uses including home office or nursery. Borrowed light from kitchen.
- Stylish and partly tiled Bathroom with white three-piece suite comprising bath with mixer shower above with rain shower head, wash hand basin with vanity units below and WC. Frosted window to rear. Under floor heating.











EXTERNAL

There is an enclosed and well-maintained communal garden to the rear of the building featuring a lawn bordered with an attractive array of established plants and shrubs.

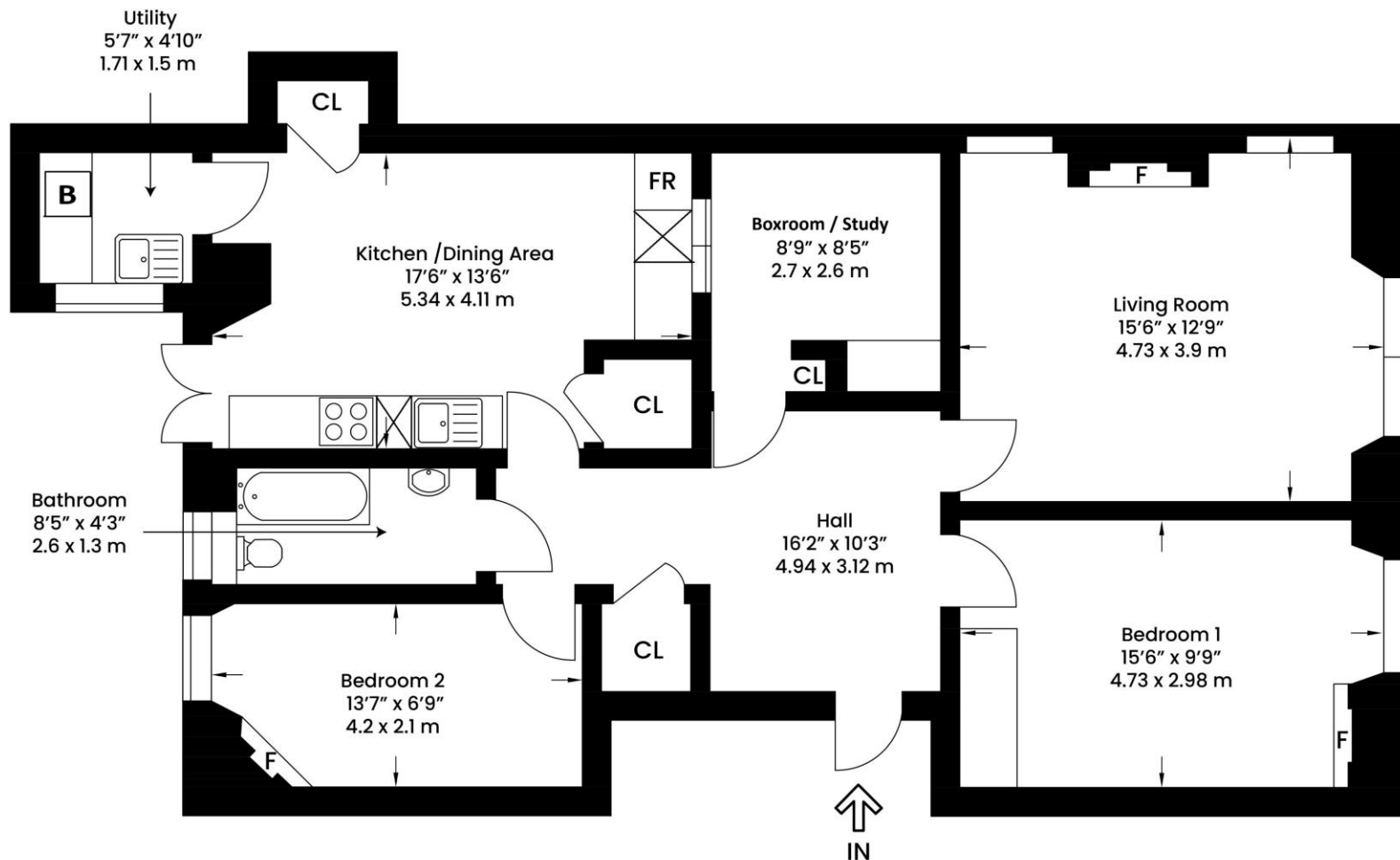
Unrestricted on street parking is available in the immediate vicinity.



Energy Efficiency Rating: D

Council Tax Band: D





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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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