










Offers Over

**£495,000**

## 14 Dudley Grove

Trinity | Edinburgh | EH6 4QW

Tucked away on a quiet residential street in the heart of the leafy and sought-after suburb of Trinity, 14 Dudley Grove is a truly exceptional main-door upper villa offering a seamless blend of traditional charm and contemporary living. Occupying the first floor of a handsome stone-built property dating back to circa 1890, this immaculately maintained home benefits from private outdoor space, generous internal proportions, and a host of modern upgrades.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  On Street Parking
-  Rear Garden
-  EPC Rating – D
-  Council Tax Band - E



## Description

Accessed via its own private entrance at ground level, a welcoming vestibule and staircase lead to the upper hall. The first-floor landing is bathed in natural light from a central cupola skylight and beautifully finished with cornicing, dado rails, and engineered wood flooring—setting the tone for the home's elegant interiors. To the front of the property is a stunning bay-windowed reception room, enjoying a sunny aspect and peaceful outlook. This generous living space is full of period character, featuring ornate cornicing, a ceiling rose, picture rail, and a striking fireplace—making it an ideal spot to relax or entertain. Across the hall, the open-plan kitchen and dining room is equally impressive, offering a farmhouse-inspired design with stylish cream units, solid wood worktops, tile splashbacks, and a wood-burning stove for cosy evenings. The kitchen also benefits from direct access to the rear garden via a private staircase. The home offers three spacious double bedrooms, each thoughtfully decorated with soft, neutral tones. The principal bedroom, located at the front, enjoys a bright southerly aspect and can easily accommodate freestanding furniture. The two additional bedrooms are quietly positioned to the rear, both offering flexibility for use as guest rooms, children's rooms, or home offices. The accommodation is completed by a contemporary three-piece bathroom, designed with style and practicality in mind. It includes a full-sized bath with rainfall shower and glass screen, vanity storage, metro tiling, and a chrome towel radiator.





## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens

Externally, the property enjoys its own private rear garden—a rare luxury in this area. Beautifully landscaped, the garden features a decked dining terrace, a well-maintained lawn, raised planters, and a shed, offering a peaceful outdoor retreat for gardening, entertaining, or family play.

## Viewing

Please contact Neilsons on 0131 625 2222.





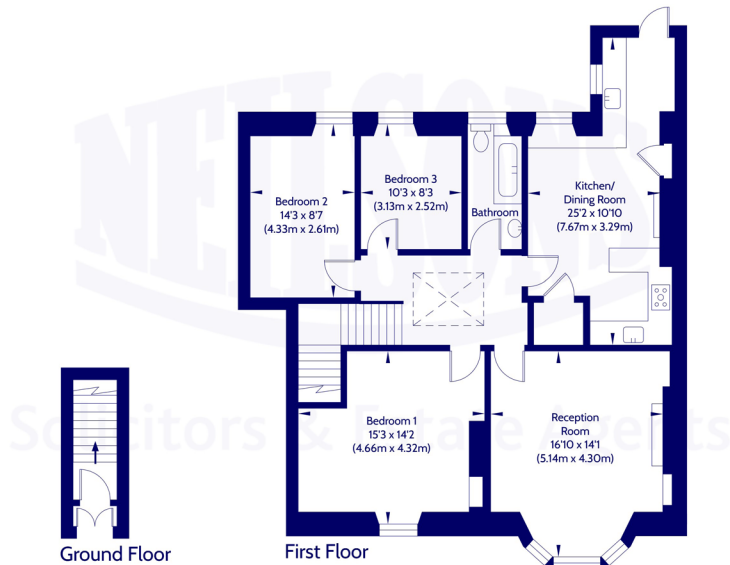
## Location

Nestled to the north of Edinburgh's city centre, Trinity is one of the capital's most coveted residential areas—celebrated for its leafy streets, elegant Victorian and Edwardian architecture, and an exceptional quality of life. Blending the tranquillity of suburban living with the convenience of urban connectivity, Trinity offers a welcoming village atmosphere just minutes from the heart of the city. A key attraction of Trinity is its proximity to the waterfront—with Newhaven Harbour and the Firth of Forth just a short stroll away. Locals enjoy scenic coastal walks along the Water of Leith Walkway and Cycle Network Route 75, which link to nearby areas such as Leith, Granton, and Cramond. For those who enjoy the outdoors, Victoria Park is a local gem. This expansive green space is perfect for families, joggers, and dog walkers alike, offering play areas, mature trees, and recreational facilities. The Royal Botanic Garden Edinburgh, one of the city's most iconic attractions, is also within easy reach—providing a peaceful escape with beautifully landscaped grounds and year-round events. Trinity is ideally located for everyday convenience. The nearby areas of Stockbridge, Inverleith, and Goldenacre offer an eclectic mix of artisan cafés, boutiques, and independent shops, while a larger selection of retail and dining options can be found at Ocean Terminal Shopping Centre, just a short drive away. Excellent public transport links ensure quick access to the city centre, with frequent bus services along Ferry Road and Granton Road. For those commuting by car, the area offers swift access to key routes in and out of Edinburgh, including the Queensferry Crossing and Edinburgh Bypass. The area is also well regarded for its educational options, with several highly rated primary and secondary schools in the vicinity, along with Edinburgh Academy, Fettes College, and George Heriot's School all within easy reach.





Approx. Gross Internal Floor Area 102.99 Sq M / 1108 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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