



# Trinity, Edinburgh

96 DUDLEY AVENUE, EDINBURGH EH6 4PW

Well presented with a modern feel and an abundance of period features, this delightful, three bedroom, main door flat is located in the desirable 'Dudleys' area of Trinity, and boasts spacious accommodation, with the added benefit of a wrap around private garden, garage and cellar.

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## DESCRIPTION

This generous flat located in a leafy residential area in sought after Trinity close to excellent amenities. The accommodation comprises:

- Stylish Sandstone, Main Door Flat on corner plot
- Vestibule with original tiled floor
- Bright Entrance Hall with large storage cupboard
- Sunny Sitting Room with bay window
- Modern Fitted Kitchen/Dining Room
- Utility Room leading to Garden
- Spacious Principal Bedroom with Dressing area
- Two Further Bedrooms
- Family Bathroom
- Cellar (accessed via hall cupboard)
- Double Glazing and Gas Central Heating throughout
- Private Front, Side and Rear Gardens with covered decking
- Private Single Garage with Inspection Pit

## LOCATION

Trinity is one of the city's most prestigious and sought after residential areas, particularly suited to family living. Victoria Park, is very close and has a great play area and tennis courts, and the wonderful open spaces of Inverleith Park and The Royal Botanic Gardens are also close by. The area is pleasantly leafy and tranquil yet remains little more than 2 miles from Princes Street. There are lovely meandering paths by the Water of Leith and nearby access to the city's cycle path network, which runs all the way from Balerno to Leith.

The Port of Leith is approximately 0.5 miles and is home to the Royal Yacht Britannia, a multi-screen cinema and the cosmopolitan Shore area complete with Michelin star restaurants, cafés and stylish bars. There is also a David Lloyd Leisure Centre, a 24 hour Asda, restaurants and a pretty little harbour at Newhaven. The local schools have an excellent academic reputation and schooling in both the private and public sectors is available at all levels. Access to the City Centre is made particularly easy with regular bus services and Airlink offering swift access to Edinburgh International Airport. The Tram is within walking distance providing quick access to Leith Walk, Waverley and Haymarket Railway Stations, across Edinburgh and finishing at Edinburgh International Airport. For the motorist, excellent road links provide easy access to the City Bypass and central Scotland's motorway network. Overall, Dudley Avenue offers the perfect balance of urban convenience and suburban charm. Whether you are seeking a relaxing retreat or a location that places you at the heart of Edinburgh's vibrant cultural and social scene, this area delivers in abundance.

## EXTRAS

All carpets, floor coverings, curtains and light fittings, dishwasher, fridge/freezer, gas hob, electric oven and washing machine are all included in the sale

## COUNCIL TAX BAND

Band E

## VIEWING

By Appointment with Agents: Tel: 0131 467 7550









## Wilson Ward

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