



19 Dudley Gardens

Edinburgh, EH6 4PU



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158sqm

EPC

D

AS Anderson
Strathern

19 Dudley Gardens

Edinburgh, EH6 4PU

The property is strictly sold as seen.

Set over two levels, this substantial mid-terraced home offers exceptionally spacious and versatile accommodation extending to approximately 158m², combining a wealth of character with excellent family living space.

The property is accessed via an entrance vestibule and welcoming hallway, leading to a bright living room and spacious kitchen. A generous ground floor bedroom is situated to the rear of the property and offers excellent flexibility, with potential for use as a family room, dining room or additional reception space, depending on individual requirements. A useful utility room and ground floor wet shower room further enhance the practicality of the accommodation.

The upper level comprises three well-proportioned bedrooms, a family bathroom and a useful box room/study. The thoughtfully arranged layout provides excellent separation between living and sleeping accommodation, while generous room proportions, period features and traditional sash and case windows further enhance the property's character and appeal.

While the property would now benefit from a programme of upgrading and modernisation, it offers exceptional potential for purchasers to create a magnificent family home tailored to their own specification. The generous proportions, adaptable layout and abundance of period character provide an outstanding foundation for enhancement and future value.

Externally, the property benefits from private garden grounds to both the front and rear, providing excellent outdoor space for relaxing, entertaining and family use. Offering impressive proportions, versatile accommodation and exceptional scope for modernisation and improvement, this is a rarely available home that presents an exciting opportunity to create a substantial and characterful family residence within a sought-after Edinburgh location.

Property features

- Spacious mid terraced house
- Flexible layout over two levels
- Period character throughout
- Versatile family room/dining room
- Ground floor wet shower room
- Excellent scope for upgrading and modernisation
- Gas Central Heating
- Private front and rear gardens
- On-Street Parking





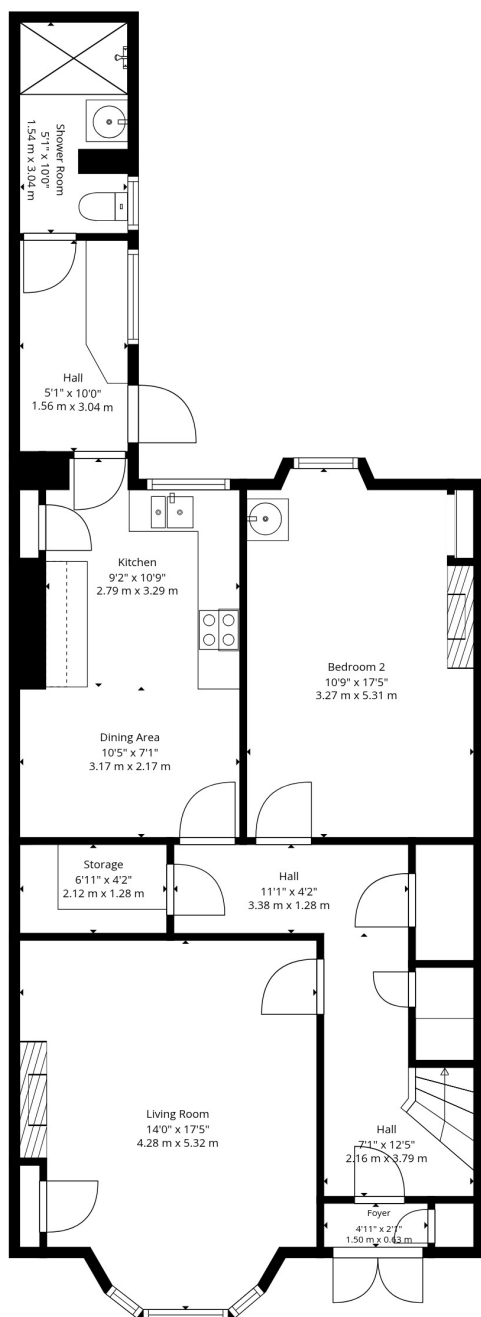


Location

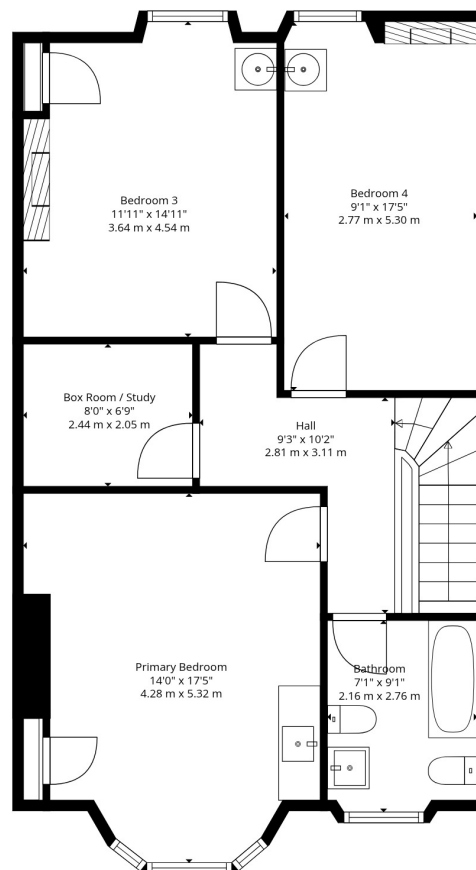
Newhaven is an established residential area North of the city centre. In addition to local amenities there is a 24hr Asda at Newhaven and a Morrisons supermarket on Ferry Road. Leisurely strolls can be enjoyed at Victoria Park and Inverleith Park which adjoins the Royal Botanic gardens. The port of Leith is located approximately one mile away and is home to many fine waterside restaurants. A vast selection of high street retail shops, a cinema and restaurants are also within easy reach at Ocean Terminal as is the David Lloyd leisure club and gym. Good schooling in both the state and private sectors is easily accessible.







Ground Floor



First Floor

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

Council Tax band F

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

espc

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