



Solicitors & Estate Agents



## 23/2 Tudsbery Avenue

Niddrie | Edinburgh | EH16 4GX

A fantastic opportunity has arisen to acquire this bright and spacious ground floor flat, forming part of an exclusive modern development in a highly convenient location. Boasting a private garden and generous open-plan living accommodation, the property is ideally suited to first-time buyers, professionals or those looking to downsize. Perfectly positioned for easy access to both Fort Kinnaird Retail Park and Cameron Toll Shopping Centre, the property also benefits from excellent public transport links and easy access to Edinburgh City Centre and the City Bypass.

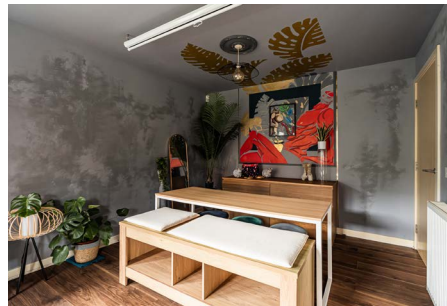
-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Private Rear Gardens
-  EPC Rating – C
-  Council Tax Band - A



## Description

The accommodation begins with a welcoming entrance hallway incorporating a useful storage cupboard. The impressive open-plan lounge, kitchen and dining area forms the heart of the home, enjoying a bright dual-aspect with an abundance of natural light. The contemporary kitchen is fitted with a range of wall and base units and flows seamlessly into the spacious living and dining area, providing ample room for both lounge and dining furniture, making it an ideal space for relaxing and entertaining. The well-proportioned double bedroom benefits from a built-in storage cupboard and glazed door providing direct access to the private rear garden, creating a pleasant connection between the indoor and outdoor living space. Completing the accommodation is the stylish bathroom, fitted with a modern three-piece white suite and the added luxury of a separate shower enclosure.

The communal areas are maintained by RMG, the appointed property factor. The current factoring charge is approximately £97 per month, although this amount may vary.



## Extras

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

## Gardens & Parking

Externally, the property enjoys a private section of rear garden incorporating a patio seating area and attractive mature planting, offering a peaceful outdoor retreat. Beyond this lies a well-maintained communal garden for residents to enjoy. Ample on-street parking bays are readily available nearby.

## Viewing

By appointment through Neilsons (0131 625 2222).





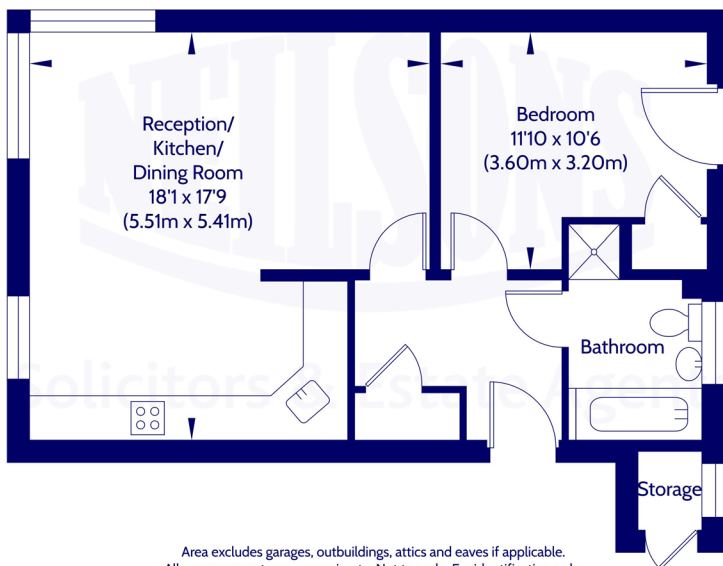
## Location

Niddrie lies to the south east of the City Centre and is well served by the local public transport system linking with most of the surrounding areas of the City. Many local retailers including banks, chemists and post office are close to hand for daily shopping needs together with a local 24hour Asda and many specialist retailers at nearby Fort Kinnauld retail park. Good schooling can be found at all levels locally. Many leisure and recreational facilities are close at hand including golf courses and health clubs. The property is ideally located to take advantage of the proximity to the A1 and City Bypass for the commuter and a frequent public transport service passes along the main road and provides access to most parts of the City and surrounding area with a park and ride rail station at Newcraighall.



Approx. Gross Internal Floor Area 51 Sq M / 545 Sq Ft.

## Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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