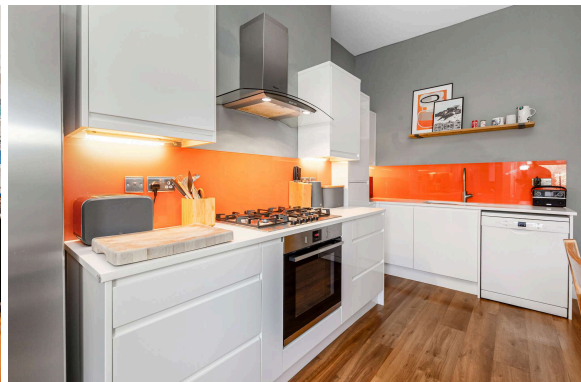




23 Dudley Avenue  
TRINITY | EDINBURGH | EH6 4PL

**warners**  
solicitors & estate agents



## 23 Dudley Avenue

TRINITY | EDINBURGH | EH6 4PL

Set in the highly regarded Trinity area moments from excellent amenities, quick transport links and vast open green spaces, whilst retaining many attractive traditional features is this stunning four-bedroom terraced house. Boasting on-street parking, private front and rear gardens and lying just less than two miles to the north of the city centre this beautiful house would make an ideal family home.

Internally the property is stylish, well planned and beautifully presented, with many pleasing features. Downstairs on the ground floor, there is a welcoming entrance hallway, bright and spacious living room with gas fire and fireplace and stunning traditional features such as the ornate cornicing, bay window and Edinburgh press, the attractive dining kitchen currently comprises a dining area, dishwasher, 5 ring gas hob, oven and fan, fridge freezer and leads into the utility room which gives access to the rear garden and currently comprises the boiler cupboard, washing machine and pulley. Also downstairs there is a bedroom, under stair storage and a handy downstairs WC. Upstairs the hall boasts a new attractive Cupola and leads to three well-proportioned bedrooms, the master benefitting from a bay window and ornate cornicing. Completing the accommodation is the stylish family bathroom with a double waterfall shower over the bath and a heated towel rail.

The property also benefits from on street parking, well-kept and low maintenance front and rear gardens made up of an astro lawn, an outside tap, shed and decking. Early viewing is highly recommended to avoid missing out.

- Entrance Hall.
- Spacious Dining/kitchen and utility room.
- Fully fitted kitchen.
- Four well-proportioned bedrooms.
- Stunning living room with traditional features.
- Downstairs WC.
- Stylish family bathroom.
- Well kept front and rear gardens.
- On Street parking.

Energy Rating C. Council Tax F.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, fridge/freezer, dishwasher, washing machine and made to measure John Lewis curtains and blinds will be included in the sale. Other items of furniture are available under separate negotiations.

The property is located in the highly regarded Trinity area of Edinburgh, which lies to the north of the city centre. The area is well served by an excellent range of local amenities, including shops and a wide choice of leisure and recreational facilities. The city centre is easily accessible and offers a wider range of amenities. Further facilities can also be found at the fashionable and vibrant Shore district which offers an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants and cafes. For the commuter there is an efficient public transport network including 24-hour buses and a tramline connecting nearby Newhaven to the city and to Edinburgh International Airport.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.