



8/3 Dudley Avenue South
Trinity
Edinburgh
EH6 4PJ







Stylish and spacious first floor flat set in a quiet residential area close to Edinburgh's City Centre. The property is located in the prime residential area of Trinity and lies about one and a half miles north of the City Centre. Trinity offers a good variety of local shops and amenities with a wider selection available in both Goldenacre and Stockbridge.

Well regarded local Primary and Secondary schools are located nearby including Trinity Primary School, Trinity Academy, Edinburgh Academy and Fettes College. The property is also well placed for Victoria Park & Lomond Park which has a tennis and bowling club. The Royal Botanic Gardens and Inverleith Park are also within walking distance. The property is close to Newhaven Harbour, the tram line and enjoys fantastic bus and car links into the city centre, offering swift and easy access to the Queensferry Crossing, Edinburgh International Airport, and the M8/M9 motorway network.

Internally the property is in excellent decorative order and benefits from double glazing and gas central heating. The flat retains attractive period features including decorative cornice, panelled doors and varnished floors.

Viewing is highly recommended to appreciate the quality of light and space on offer.







Property Details:

- Welcoming and spacious entrance hall. Varnished floor and entry phone handset.
- Bright and spacious Living Room with windows to front.. Shelled wall press. Tiled fireplace and period cornice.
- Fitted Dining Kitchen with a range of base units. Integrated hob and oven. Ample work surfaces and tiled splashback. Integrated dishwasher. Space for dining table and chairs. Shelled wall press.
- Large Double Bedroom with window to front. Decorative cornice, fitted carpet and ample space for freestanding furniture.
- Second good sized Double Bedroom with window to rear. Fitted carpet.
- Versatile Boxroom suitable for a variety of uses including home office.
- Stylish and partly tiled Bathroom with white three-piece suite comprising bath with mixer shower above, pedestal sink and WC. Feature stained glass door.

External:

There is an enclosed and well-maintained communal garden to the rear of the building. Unrestricted on street parking is available in the immediate vicinity.

Energy Efficiency Rating: C

Council Tax Band: D

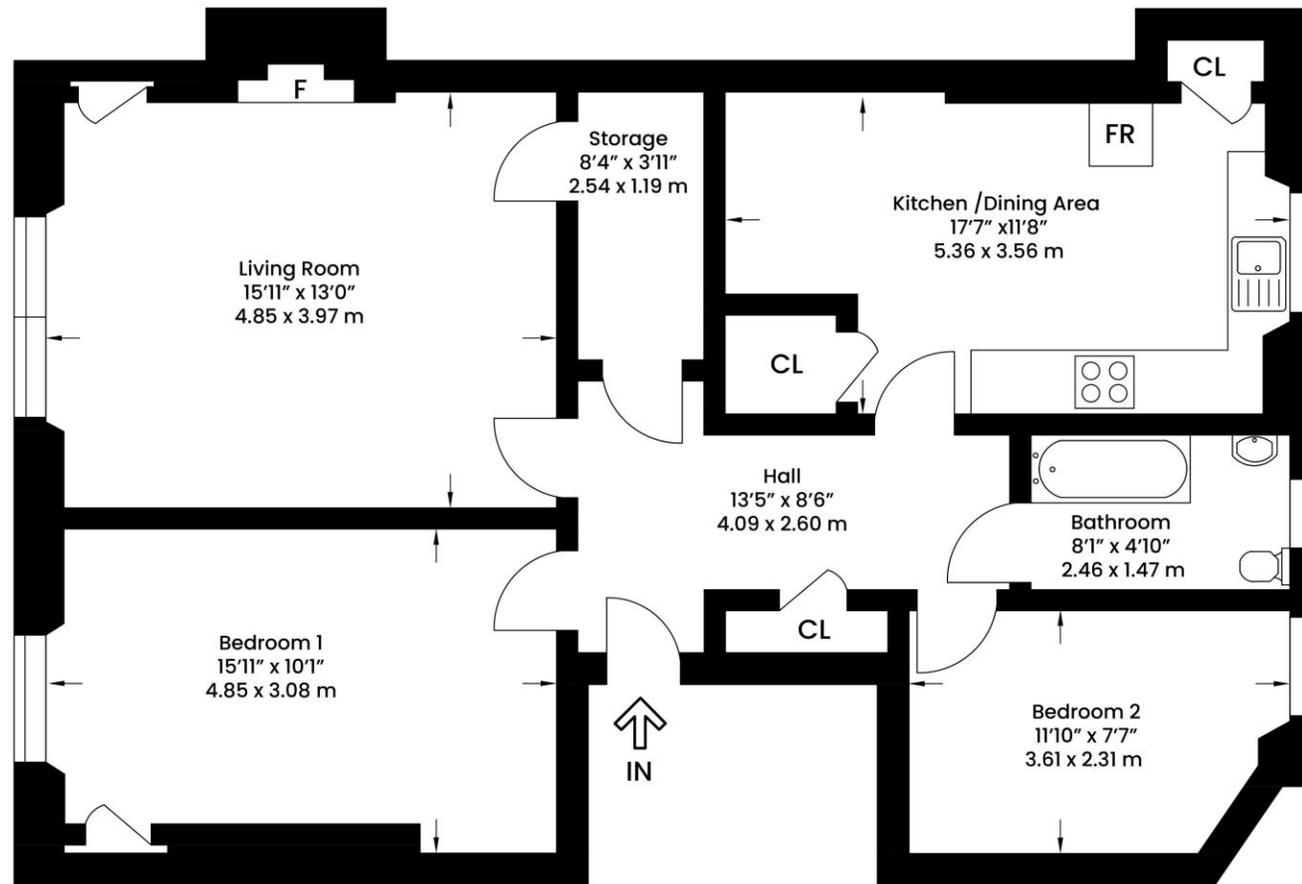












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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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