

# Pf2, 6 Dudley Avenue South

TRINITY, EDINBURGH, EH6 4PJ



*A BRIGHT AND BEAUTIFULLY  
RENOVATED TWO-BEDROOM HOME*



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McEwan Fraser Legal is delighted to present this stunning two-bedroom ground floor flat, set on a peaceful street in the highly sought-after Trinity district. Beautifully presented throughout, the property has been fully upgraded to create a stylish home that's ready to walk straight into.

The heart of the flat is the bright open-plan living room and kitchen, where modern UPVC windows allow natural light to pour in. The kitchen has been finished to a high standard with contemporary units, a sleek white tiled splash-back and a breakfast bar, making it the perfect space for modern living and entertaining.

## The Property





Both bedrooms enjoy calming views over the shared garden, creating a real sense of peace and tranquillity. The principal bedroom benefits from an Edinburgh press, modern UPVC windows continue the theme of period character blended with modern touches.





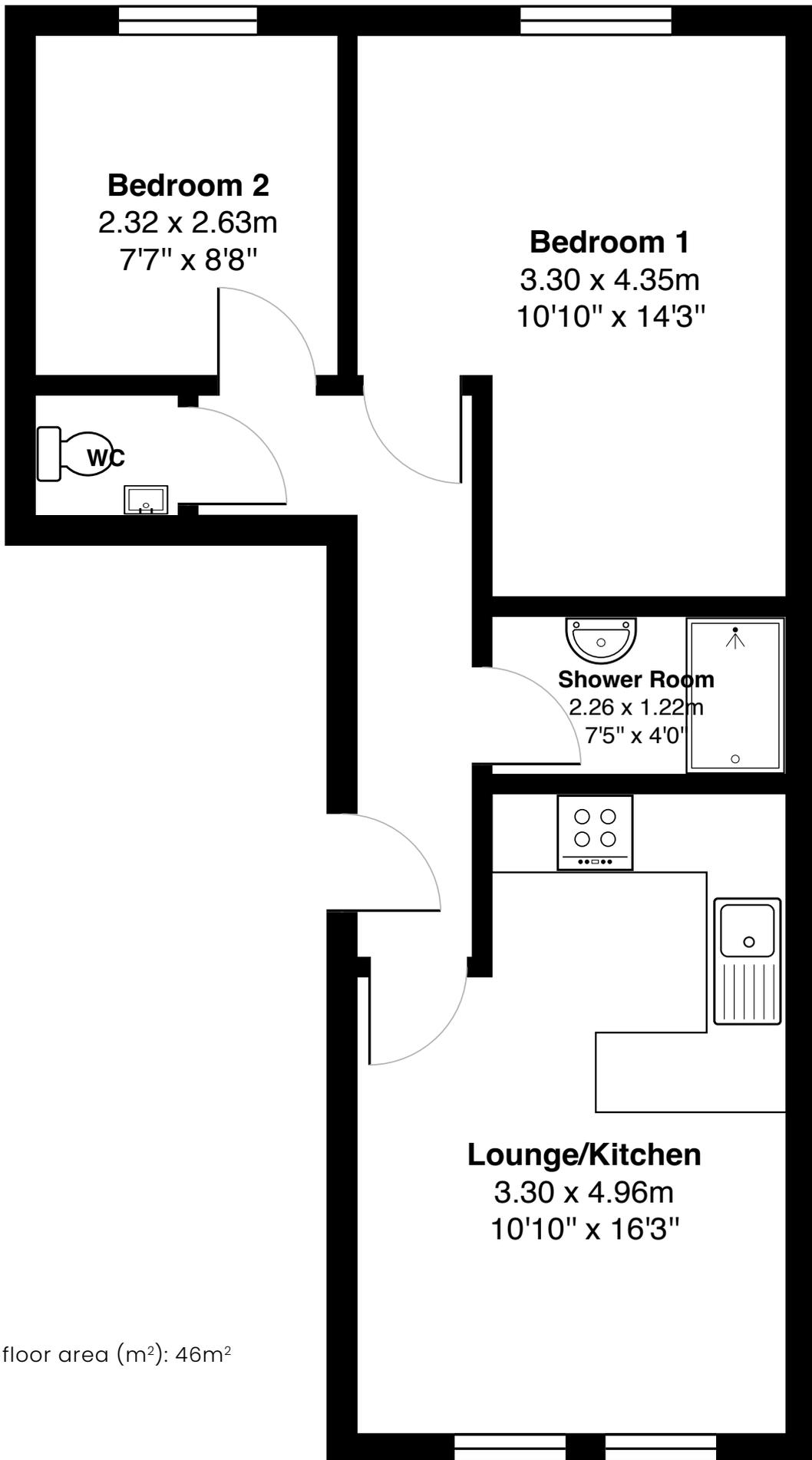
**Bedroom 2**





The bathroom exudes quality, with chic tiling, a large walk-in shower and a luxurious waterfall shower. A separate WC with attractive panelling adds further style and convenience.





Gross internal floor area (m<sup>2</sup>): 46m<sup>2</sup>

EPC Rating: C

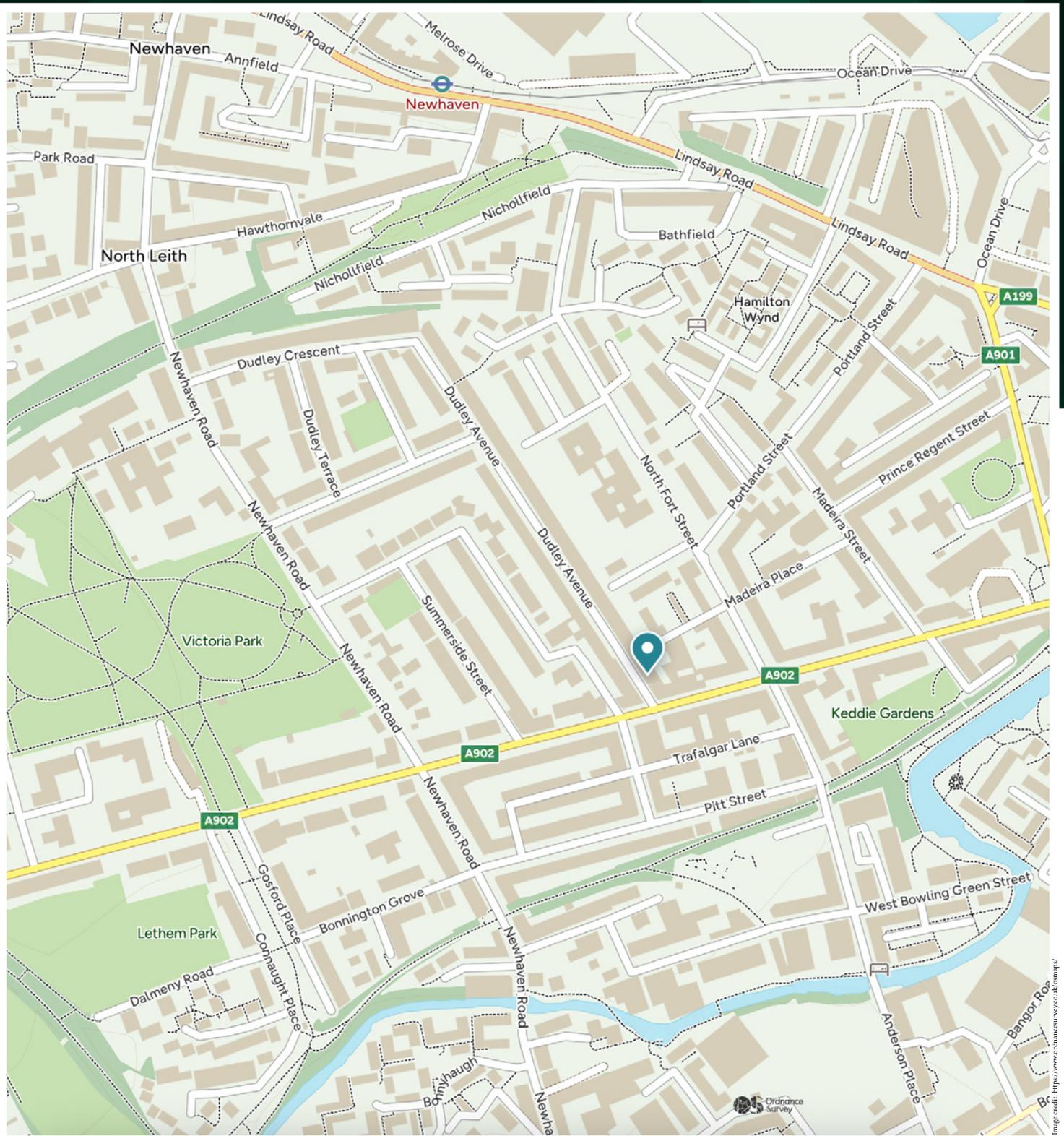


The property is further enhanced by gas central heating via a modern combi boiler and access to a shared garden space.



Trinity is a highly desirable Edinburgh neighbourhood, prized for its leafy streets, elegant homes, and strong community feel. Ideally positioned between the city centre and the waterfront, it offers a peaceful residential setting with excellent local amenities close at hand. Residents can enjoy nearby Victoria Park, scenic cycle paths, and the cafés and restaurants of Newhaven and nearby Leith. The area is well-served by regular bus routes, has the Newhaven tram stop close by, and boasts highly regarded schools, making it an attractive choice for families and professionals alike.





# McEwan Fraser Legal

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