



34 Dudley Gardens,
Trinity, Edinburgh, EH6 4PT

CALL US ON 0131 447 4747

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For price and viewing information please visit
gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance vestibule.
- Reception hall with excellent storage.
- Superb bay windowed living room with feature fireplace and gas fire.
- Breakfasting kitchen with appliances.
- Extensive walk-in larder storage cupboard.
- Utility room with access to rear garden.
- WC off utility room.
- Dining room with feature fireplace & window opening up to rear garden (could be a further bedroom).
- Upper landing with feature ornate cupola.
- Master bedroom with bay window, fitted wardrobes & feature fireplace.
- Two further good-sized double bedrooms - one with fitted wardrobes.
- Home office/study.
- Family bathroom with shower and underfloor heating.
- Gas central heating.
- Alarm.
- Many original features including shutters, cornicings & fireplaces.
- Private garden to front.
- Beautifully maintained southeast facing rear garden.
- Good sized shed to rear.
- Unrestricted on-street parking.

GENERAL DESCRIPTION

A fabulous, stone built terraced villa, situated within the much sought after and highly regarded Trinity district of the city a short journey to the northeast of Edinburgh City Centre. The property would make an ideal family home and in a great location and is situated close to an excellent range of local amenities.





LOCATION

Trinity is one of the city's most prestigious and sought after residential areas, particularly suited to family living. Bordered by the Firth of Forth to the north and the wonderful open spaces of Inverleith Park and The Royal Botanic Gardens to the south, the area is pleasantly leafy and tranquil yet remains little more than 2 miles from Princes Street, to which there are excellent public transport services. Neighbouring Stockbridge and Comely Bank offer a delightful array of small speciality shops, as well as a large branch of Waitrose. Here, there are also a number of fine restaurants and hostleries and sports facilities provided by the Glenogle Swim Centre and The Grange Cricket and Squash Club. On the doorstep there is Victoria Park with play park and tennis courts. From here there is access to lovely meandering paths by the Water of Leith and the city's cycle path network, which runs all the way from Balerno to Leith. The Port of Leith is approximately 1 mile away and is home to the Royal Yacht Britannia, a multi-screen cinema and a number of award winning waterfront restaurants. There is also a David Lloyd Leisure Centre, a 24 hour Asda, restaurants and a pretty little harbour at Newhaven. The local schools have an excellent academic reputation (Trinity and Holy Cross Primary and Nursery School & Trinity Academy) and in the private sector Edinburgh Academy, Fettes College, Stewart's Melville College, The Mary Erskine School and St. George's are all within close proximity. Ferry Road is a main arterial route linking the west and east sides of the city with the city by-pass, Edinburgh International Airport, the Forth Bridge and the central motorway network



EXTRAS: ALL FITTED CARPET & FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED FIVE BURNER GAS HOB, OVEN, COMBINATION OVEN WITH MICROWAVE AND GRILL, COOKER HOOD, FRIDGE/FREEZER, DISHWASHER AND WASHING MACHINE AND TUMBLE DRYER WITHIN THE UTILITY ROOM. THE MATCHING BEDROOM FURNITURE WITHIN BEDROOM ONE AND THE DINING TABLE AND CHAIRS WITHIN THE DINING ROOM MAY BE AVAILABLE THROUGH NEGOTIATION. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS.

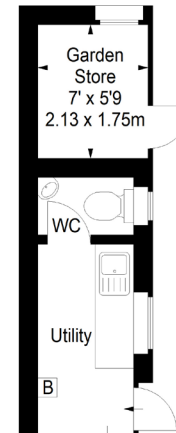
COUNCIL TAX BAND	F.
TRAIN STATION	APPROXIMATELY 2 MILES TO WAVERLEY TRAIN STATION.
AIRPORT	APPROXIMATELY 9.3 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 100 METRES.



**ENERGY PERFORMANCE
CERTIFICATE RATING D**

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.

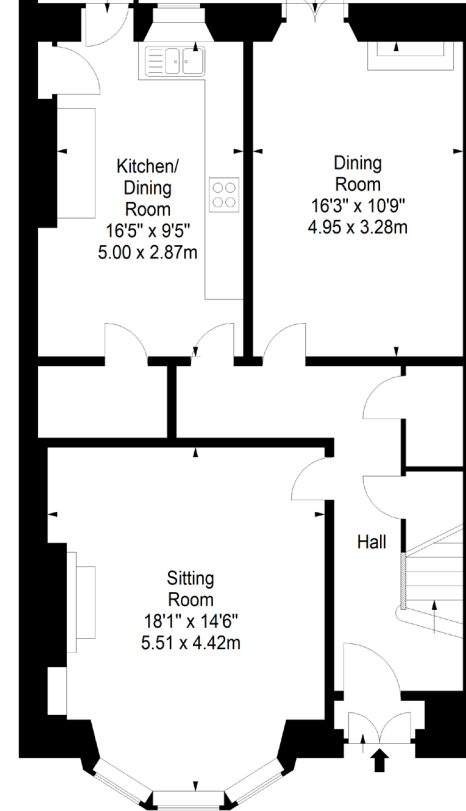


Garden Store
7' x 5'9"
2.13 x 1.75m

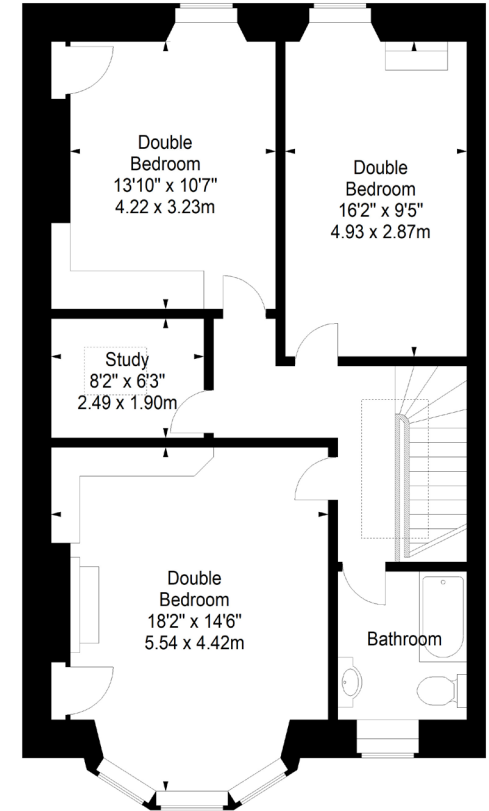
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Approx. Gross Internal Area
1707 Sq Ft - 158.58 Sq M
Garden Store
Approx. Gross Internal Area
40 Sq Ft - 3.72 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES