



14 Tudsbery Avenue
Craigmillar, EH16 4GX

deans 
Solicitors & Estate Agents LLP

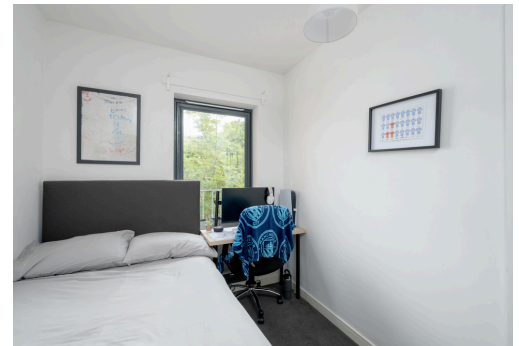


END TERRACED VILLA

- Lounge Open Plan to Kitchen
- Four Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Gardens
- Off-Street Parking
- EPC Rating - C



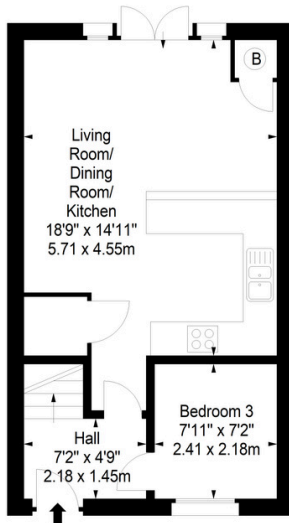
Forming part of a modern development, this lovely and well-presented end-terraced villa is situated within the popular residential area of Craigmillar, to the east of the city. The property is conveniently located close to Fort Kinnaird, offering a wide variety of High Street shops, restaurants and a cinema. The Edinburgh Royal Infirmary is also within easy reach, along with the City Bypass and A1, providing excellent transport links. Presented in move-in condition, the property would make an ideal family home. The accommodation comprises an entrance hall, an attractive open-plan lounge/dining room with French doors and a window overlooking the rear garden, flowing seamlessly into the contemporary fitted kitchen. There is also a versatile family room/fourth bedroom on the ground floor. Upstairs, there are three well-proportioned bedrooms and a modern bathroom fitted with a shower. Externally, the property benefits from a small private garden to the front and a fully enclosed, south-west-facing rear garden, ideal for enjoying the afternoon and evening sun. A particular feature of the property is that the rear garden provides direct access to a large, secure communal garden, offering an excellent additional outdoor space for families and recreation. Residents also benefit from access to a secure communal bike store and off-street parking. Further benefits include gas central heating and double glazing. Included in the sale are all fitted floor coverings, oven, hob, extractor hood, fridge-freezer and fitted blinds. All items included in the sale are sold as seen, with no warranty provided.



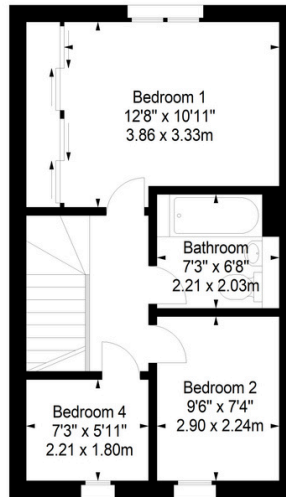
Tudsbery Avenue,
Edinburgh,
Midlothian, EH16 4GX



Approx. Gross Internal Area
819 Sq Ft - 76.09 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First Floor

Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

Deans 
Solicitors & Estate Agents LLP

Your Property People.

0131 667 1900

mail@deansproperties.co.uk

deansproperties.co.uk