



Fixed Price
£250,000

6/4 Dudley Avenue South

Trinity | Edinburgh | EH6 4PJ

A well-proportioned first floor flat, forming part of an attractive period terrace and enjoying a superb high amenity location, in Edinburgh's desirable Trinity area.

- 2 bedrooms
- 1 public room
- 1 bathroom
- On-street parking
- Communal rear garden
- EPC rating – C
- Council tax band - B



Description

Well positioned to take advantage of a wide range of cafes, pubs and shops, the flat is also well connected to the city via frequent public transport links and within easy walking distance of Victoria Park, Newhaven Harbour and the Water of Leith.

The accommodation briefly comprises: entrance hallway, west facing reception/dining room with high ceilings, coving, tasteful neutral décor and attractive flooring, well equipped kitchen which has been fitted with a variety of base and wall mounted units, complete with contrasting worktops, splash back and a selection of built-in appliances, to double bedrooms quietly located to the rear of the building, and contemporary shower room with wet wall panelling, WC, counter top basin and walk-in mains shower enclosure.



Extras

All floor coverings, curtain poles, light fittings, and built-in appliances will be included. Other items within the property are available through separate negotiation.

Gardens and Parking

To the rear is a good sized communal garden and on-street parking is available on Dudley Avenue South and many of the neighbouring streets.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

The property lies on the edge of the capital's popular Trinity area. One of the most charming aspects to the location is its proximity to the waterfront with Newhaven Harbour and the Firth of Forth just a short stroll away. Locals enjoy scenic coastal walks along the Water of Leith Walkway and Cycle Network Route 75, which link to nearby areas such as Leith, Granton, and Cramond. For those who enjoy the outdoors, Victoria Park is a local gem. This expansive green space is perfect for families, joggers, and dog walkers alike, offering play areas, mature trees, and recreational facilities.

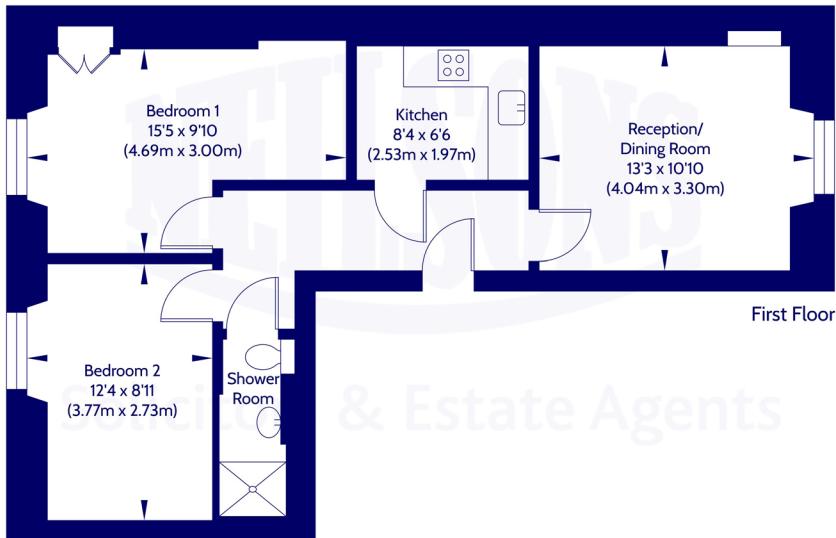
The Royal Botanic Garden Edinburgh, one of the city's most iconic attractions, is also within easy reach—providing a peaceful escape with beautifully landscaped grounds and year-round events.

Trinity is ideally located for everyday convenience. The nearby areas of Stockbridge, Inverleith, and Goldenacre offer an eclectic mix of artisan cafés, boutiques, and independent shops, while a larger selection of retail and dining options can be found at Ocean Terminal Shopping Centre, just a short drive away. Excellent public transport links ensure quick access to the city centre, with frequent bus services along Ferry Road and Granton Road. For those commuting by car, the area offers swift access to key routes in and out of Edinburgh, including the Queensferry Crossing and Edinburgh Bypass.





Approx. Gross Internal Floor Area 50.66 Sq M / 545 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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