

COULTERS®

WELCOME TO:
DUDLEY AVENUE SOUTH

2/2 Dudley Avenue South, Edinburgh, EH6 4PJ



DUDLEY AVENUE SOUTH AT A GLANCE:



Sought after Trinity location



One-bedroom Victorian flat



South-facing corner living room



Close to the cosmopolitan Shore



Shared rear garden



Newhaven Harbour close by



EXTRAS:

All fixtures and fittings, including; light fittings and carpets and fitted floor coverings. A new fridge and washer/dryer are included as well.



A LITTLE BIT ABOUT THE PROPERTY:

A bright and impressive one-bedroom apartment situated on the first floor of a traditional Victorian tenement building in sought after Trinity. In immaculate move-in condition it retains elegant period features including ornate cornicing, alongside appealing contemporary additions. Thanks to its fantastic location near to the cosmopolitan Shore and historic Newhaven, as well as peaceful green spaces and quick access to the city centre it is an ideal opportunity for a professional, couple, or investor.

- A bright south-facing living room with attractive original features including shelved Edinburgh press, ornate ceiling cornice and rose. Large windows with working shutters and a contemporary wood-burning stove add to the charm of the corner positioned room
- A spacious and well-laid out kitchen/dining room with Belfast sink, wall and floor units and wooden worktops. Two large storage cupboards sit alongside freestanding appliances
- An airy principal double bedroom with wooden floorboards and plentiful natural light
- A well-presented contemporary shower room with three-piece white suite including hidden cistern WC. The generous mirror, spotlights and chrome towel rail add to the modern feel
- Shared rear garden
- Gas central heating and double glazing throughout

LOCATION, LOCATION, LOCATION:

The property lies in an ideal location in the highly sought-after area of Trinity. There is a wide variety of leisure and retail amenities in the immediate locale including coffee shops, bars, takeaways and welcoming pubs, as well as a Co-op, post office, library, petrol station and Boots the chemist. Larger supermarkets including Waitrose, Morrisons and 24 hr Asda are all nearby.

It is just over 5 minutes' drive from the cosmopolitan areas of the Shore with its Michelin star eateries, as well as Newhaven Harbour and just a little over that to reach Leith which is home to Ocean Terminal containing a multiplex cinema, well-known high street retailers and eateries.

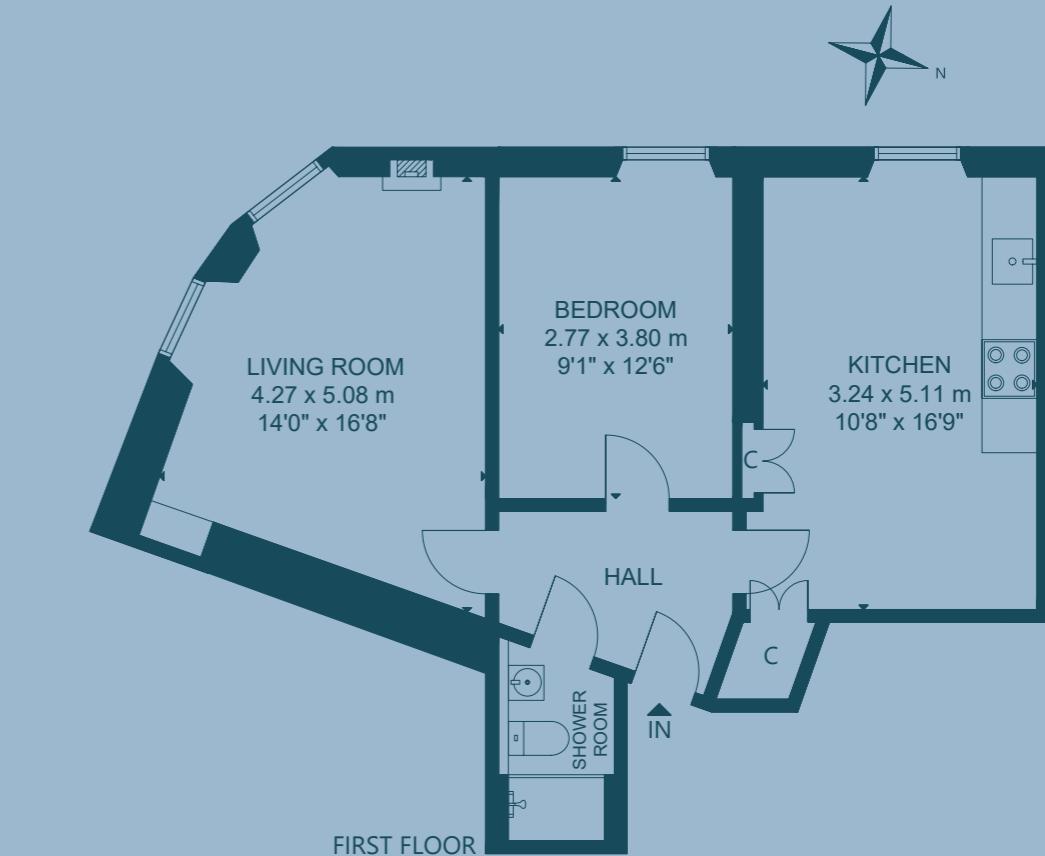
Leisure pursuits are available at the David Lloyd Tennis and Fitness Health Club in Newhaven and Leith Victoria Swimming Centre.

The open green spaces of the Royal Botanic Garden and Inverleith Park are a five-minute drive and Victoria Park is a short walk. For a cycle or peaceful walk, the nearby Water of Leith is also ideal.

Regular bus services from Ferry Road take you into the city in just over ten minutes and it is well-positioned for access to the M8 and city bypass.



FLOOR PLAN:



2/2 Dudley Avenue South, Edinburgh, EH6 4PJ

Approx. Gross Internal Area

600 Sq Ft - 56 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
HEAR FROM YOU:

-  enquiries@coultersproperty.co.uk
-  0131 603 7333
-  coultersproperty.co.uk

