

COULTERS[©]

49 DUDLEY AVENUE

TRINITY, EDINBURGH, EH6 4PL

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

The "Dudleys" conservation area is a highly regarded collection of streets within the sought after area of Trinity. This beautifully presented, well proportioned upper villa is a wonderful example of a home there, retaining many period features and elegantly combining them with tasteful contemporary style. The private front door has a painted stair up to the hall, leading to an elegant large bay windowed sitting room, with a magnificent mantelpiece creating a wonderful focal point.

KEY FEATURES



Immaculately presented upper villa



Three attractive bedrooms.



Private enclosed rear garden.



Unrestricted on-street parking.



Quiet residential street in highly desirable area.

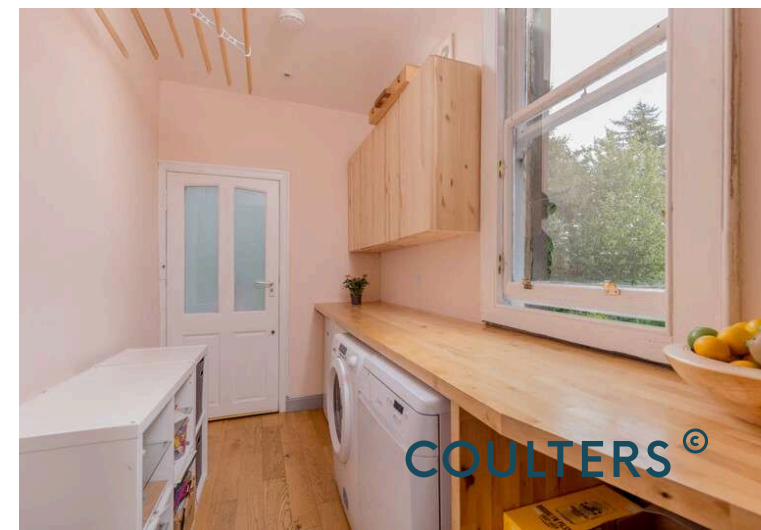


Within a short walk of local shops.



Fitted with sleek, stylish cabinetry & integrated appliances, the kitchen/dining room is a fantastic space for the owners to come together, with attractive wood flooring. A practical utility room is situated off the kitchen, with a washing pulley, space for appliances and more cabinets.

There are three immensely engaging bedrooms (two double, one single) all with soft grey carpets and simple, yet striking cornices. The modern bathroom comprises; bath (with shower over), WC and wash hand basin.



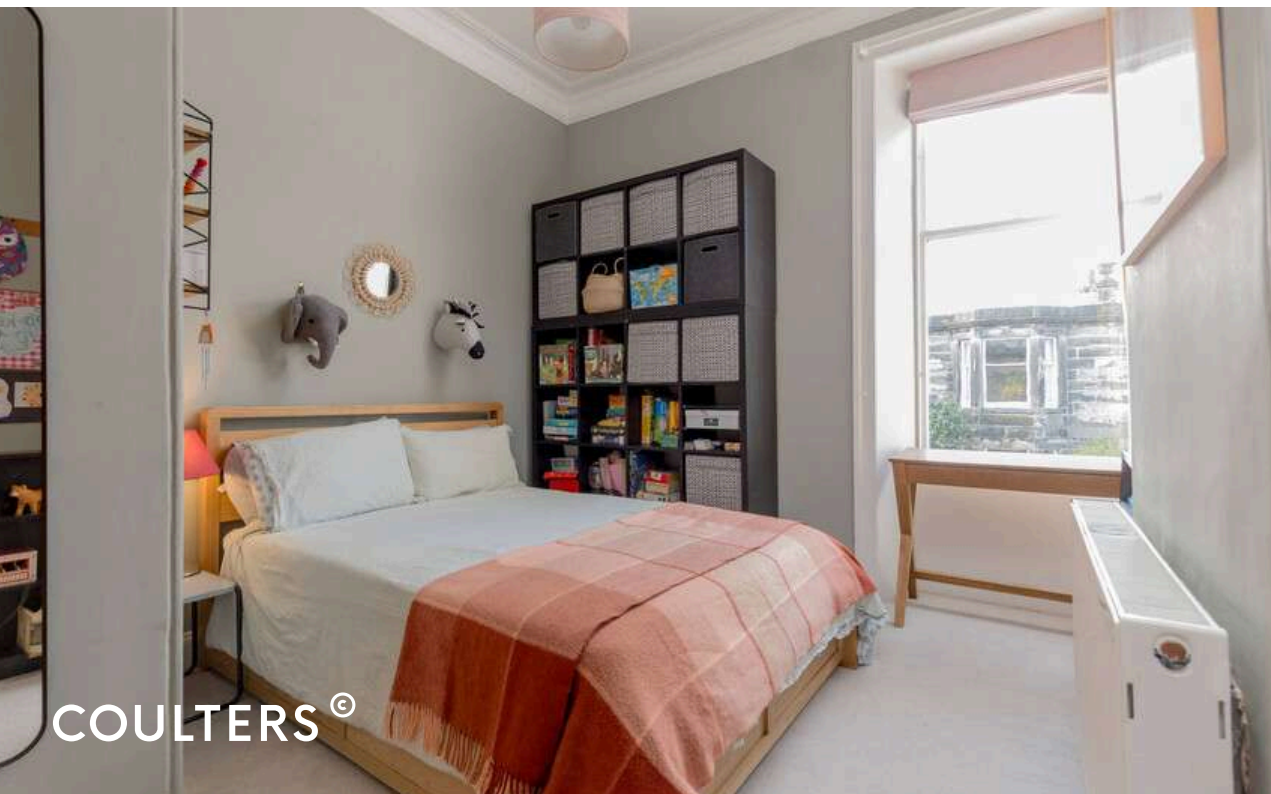


MORE INFORMATION

The cornicing and ceiling rose are original, as is the cupola in the hall. The property was extensively renovated in 2019 including a full re-wire.

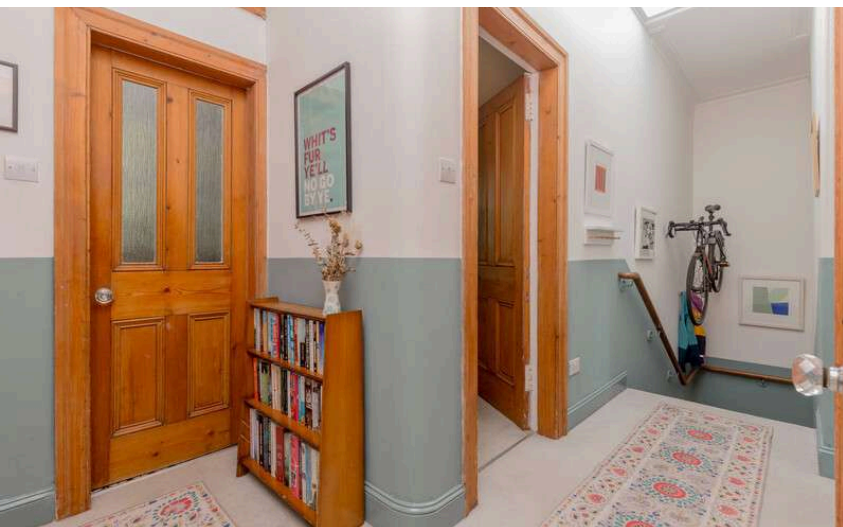
The pretty, fully enclosed rear garden is accessed by a series of steps down to it. Mainly laid to lawn with a patio area and planning permission to create a home garden office.

Unrestricted parking is available on the street outside.



EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price, along with the garden shed.





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THE LOCAL AREA

Trinity is a highly desirable area, characterised by a combination of period, traditional and modern architecture. Less than three miles from the centre, next to the Firth of Forth, the immediate area offers a broad selection of local amenities, supplemented by extensive shopping facilities at nearby Ocean Terminal. Both Asda and Aldi supermarkets are located nearby. Additional amenities can be found in Trinity's neighbouring districts, which include the historic Newhaven harbour and the fashionable Shore, complete with Michelin star establishments and stylish bars.

Trinity, with its extensive network of cycle paths and walkways, is ideal for those who enjoy the outdoors. Delightful green areas include Victoria Park with the Royal Botanic Gardens nearby. The Firth of Forth waterfront and Water of Leith Walkway cater for those who prefer a river / shore backdrop.

Well-regarded state schools are nearby, while the capital's independent schools are within easy reach.

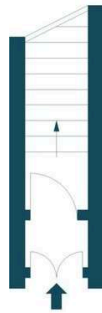
The area is very well served by public transport with the tram and only a fifteen minute bus ride to St James Centre and Waverley train station. The Queensferry Crossing, Edinburgh City Bypass and M8/M9 motorway network are accessible for those going further afield.



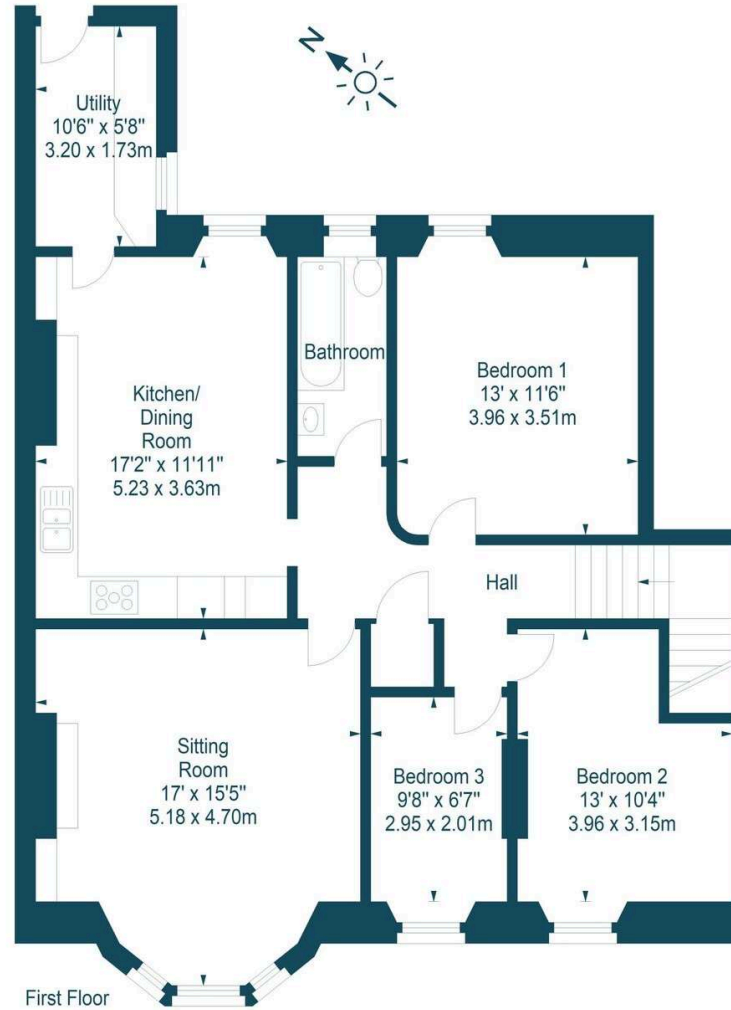
Dudley Avenue, EH6 4PL



Approx. Gross Internal Area
1107 Sq Ft - 102.84 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Ground Floor Entrance



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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.