

COULTERS[©]

7/2 DUDLEY AVENUE

TRINITY, EDINBURGH, EH6 4PL

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

7/2 Dudley Avenue is a stunning, immaculately presented upper villa situated in the sought after "Dudleys" area of Trinity. Flooded with natural light, the property benefits from wonderful period features combined with contemporary finishes, high ceilings and excellent storage.

The front door opens onto a bright stair flooded with light from the elegant cupola leading to the upper landing with useful fitted cupboards. The generous light and airy bay windowed sitting room offers an open outlook along Dudley Avenue, with a fireplace (and open flame gas fire) forming an attractive focal point in the room.



KEY FEATURES



Immaculate & bright upper villa.



Beautifully presented double bedroom with excellent storage.



Small private front garden area.



Unrestricted on-street parking.



Quiet residential street in highly desirable area.



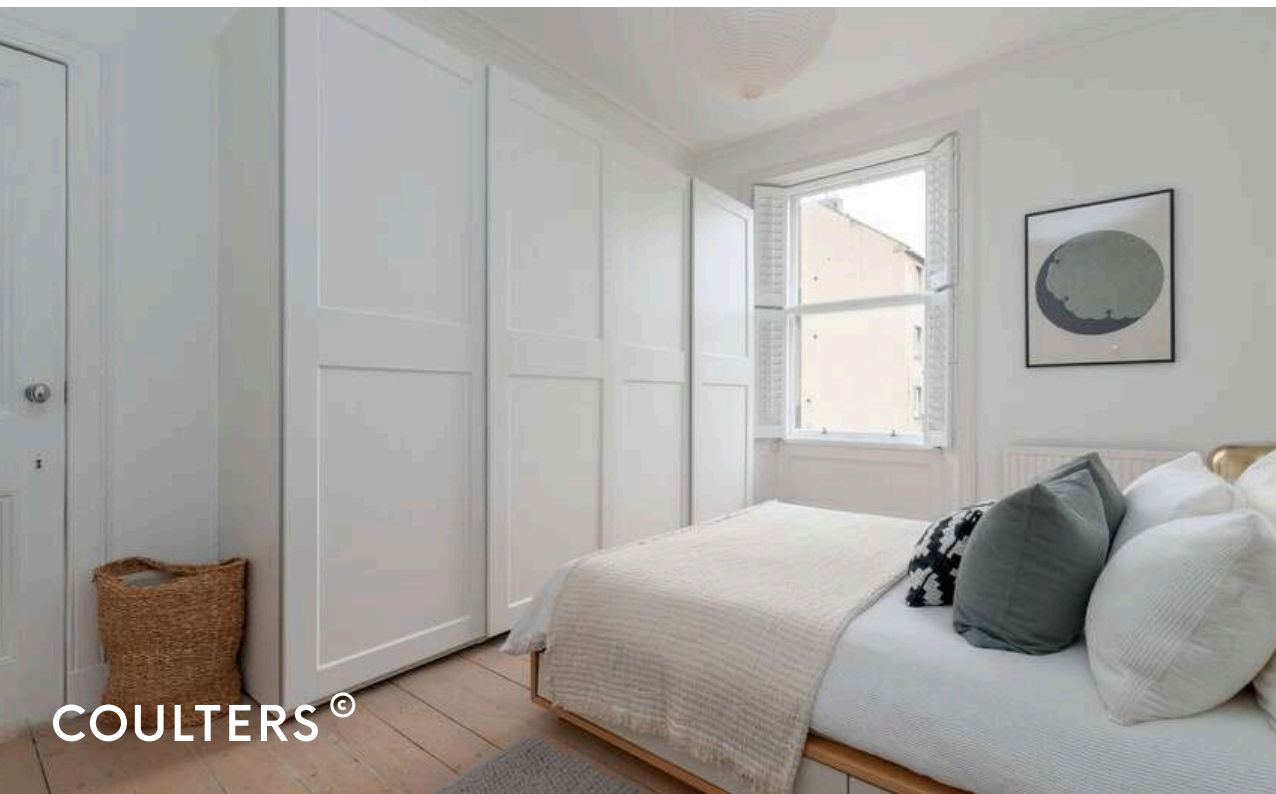
Within a short walk of local shops, restaurants & bars.



Situated to the rear of the property is the well-equipped dining kitchen with a range of wall and base cabinets, wooden worktops, double ceramic sink, gas hob, electric oven, extractor hood, fridge/freezer, dishwasher and washing machine. There is ample space for a table and chairs. Adjacent is the double bedroom, with fitted shutters to the window and modern built in wardrobes with fitted drawers and hanging rails. The contemporary white bathroom suite comprises; bath (with shower over), WC and wash hand basin within a drawer unit.

There is a small easily maintained private front garden which has space for a bench. Unrestricted parking is available on the street outside.





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.

EXTRAS

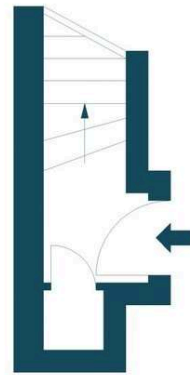
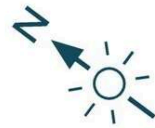
All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.



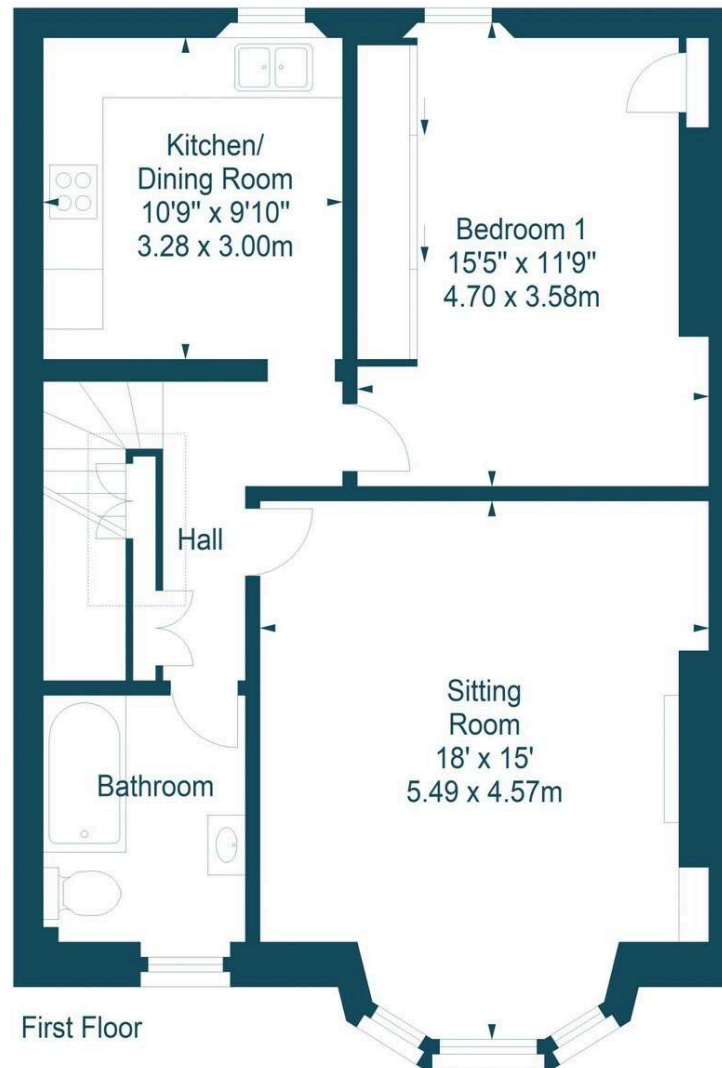
Dudley Avenue,
Edinburgh,
Midlothian, EH6 4PL



Approx. Gross Internal Area
730 Sq Ft - 67.82 Sq M
For identification only.
Not to scale.
© SquareFoot 2024



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.