

COULTERS[©]

23/1 DUDLEY TERRACE

TRINITY, EDINBURGH, EH6 4QQ

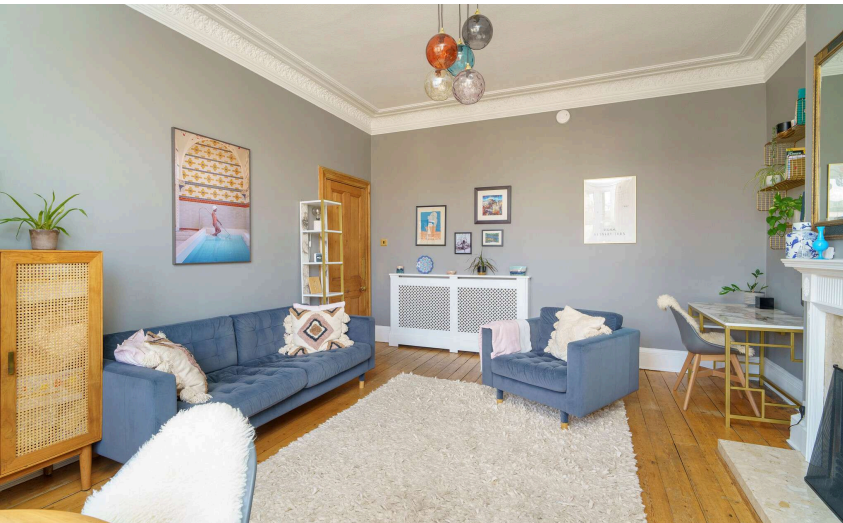
 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

23/1 Dudley Terrace 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.

The entrance door on the ground floor opens onto a bright stair which is flooded with light from the elegant cupola above the upper landing. The generous bay windowed sitting room boasts charming details including original timber flooring, cornicing, Edinburgh press and a fireplace with a working gas fire.



The fitted kitchen has a range of wall and base cabinets and ample worktop space as well as a skylight which fills the room with natural light. The bedrooms are peacefully situated to the rear of the property and are both good size doubles.

The contemporary bathroom has been tastefully decorated with wood paneling, mosaic floor tiles and lovely sconces either side of a mounted mirror. There is a bath, overhead waterfall shower, wash hand basin, vanity and WC.

KEY FEATURES



Beautifully presented upper villa flat.



Two double bedrooms.



Unrestricted on-street parking.



Quiet residential street in highly desirable area.



Excellent schools nearby.



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



EPC Rating - D



Council Tax Band - D





The property is fitted with gas central heating and has single glazed sash and case windows.

Unrestricted parking is available on the street outside.

EXTRAS

Light fittings (excluding the sitting room fitting), fitted flooring and white goods are included in the sale price. The curtains and blinds from both bedrooms are NOT included.



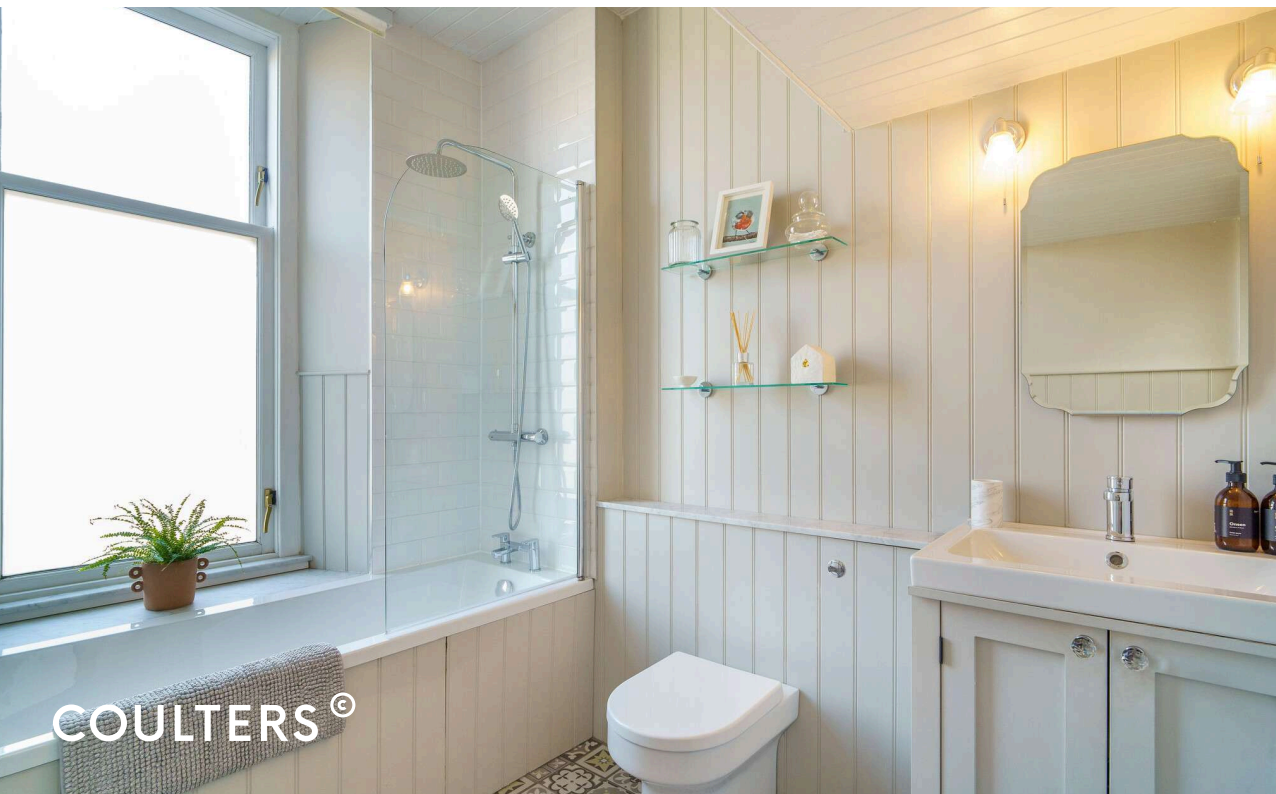


THE LOCAL AREA

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 and there is a handy Sainsbury's Local just a short walk away.

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.

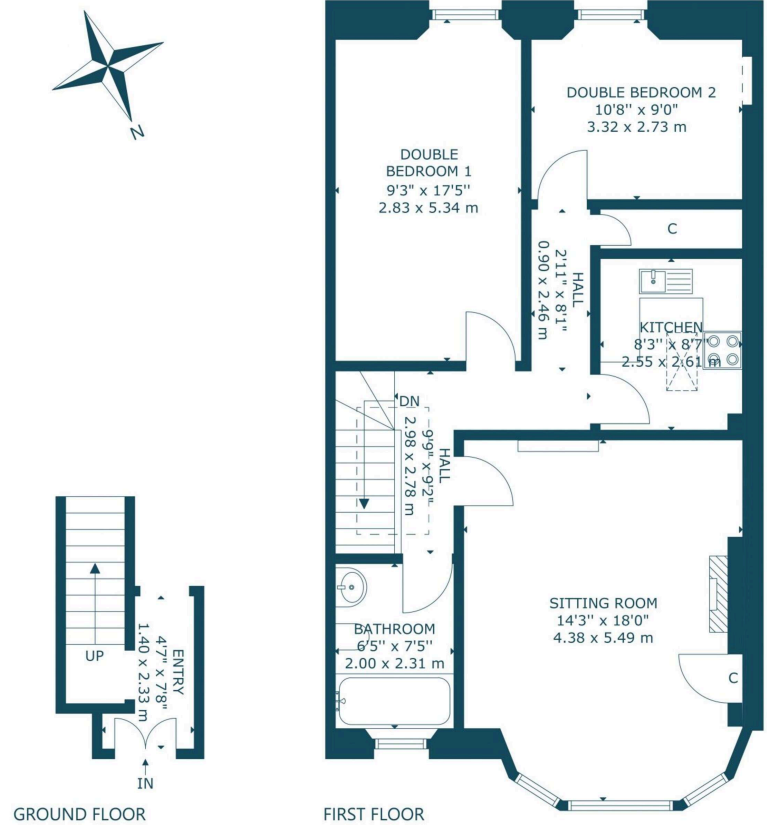
Well-regarded state schools are nearby, while the capital's independent schools are within easy reach. The area is very well served by public transport with the tram and only a fifteen minute bus ride to St James Centre and Waverley train station. The Queensferry Crossing, Edinburgh City Bypass and M8/M9 motorway network are accessible for those going further afield.



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HOME REPORT VALUATION: £350,000





23/1 DUDLEY TERRACE, TRINITY, EDINBURGH, EH6 4QQ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 809 SQ FT / 75 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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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.