



lindsays

62 Dudley Avenue
Trinity, Edinburgh, EH6 4PN

"A well-located four bedroom mid-terraced stone-built family house"

- Well-located in Trinity
- Mid-terraced family house
- Requiring considerable upgrading
- Sitting room
- Dining room with kitchen off
- Four bedrooms
- Bathroom
- Front and rear gardens
- On-street parking

EPC Rating F

OFFERS OVER £380,000



Description

A well-located four bedroom mid-terraced stone-built family house over two floors in the popular Trinity area of Edinburgh. Now requiring considerable upgrading, the property offers excellent potential to create a lovely family home. Accessed via a vestibule into an impressive hallway, the ground floor accommodation consists of a bay-windowed sitting room to the front with the fourth bedroom and the dining room to the rear. Off the dining room is the kitchen which provides direct access to the rear garden. Upstairs, the landing provides access to three further bedrooms and the family bathroom. Numerous period features have been retained including decorative cornice work, ceiling rose, sash and case windows and the turned stair with cupola above. The property has private gardens to the front and rear, garden shed and electric heating

Area

Trinity is one of the city's most prestigious and sought after residential areas, particularly suited to family living. Bordered by the Firth of Forth to the north and the wonderful open spaces of Inverleith Park and The Royal Botanic Gardens to the south, the area is pleasantly leafy and tranquil, yet remains little more than 2 miles from Princes Street, to which there are excellent public transport services. Neighbouring Stockbridge and Comely Bank offer a delightful array of small speciality shops, as well as a large branch of Waitrose. Here, there are also a number of fine restaurants and hostellers and sports facilities provided by the Glenogle Swim Centre and The Grange Cricket and Squash Club. There are lovely meandering paths by the Water of Leith and the city's cycle path network, which runs all the way from Balerno to Leith. The Port of Leith is approximately 1 mile away and is home to the Royal Yacht Britannia, a multi-screen cinema, the Ocean Terminal Shopping Mall and a number of award winning waterfront restaurants. There is also a David Lloyd Leisure Centre, a 24 hour Asda, restaurants and a pretty little harbour at Newhaven. The local schools have an excellent academic reputation (Wardie and Trinity Primary Schools and Trinity Academy) and in the private sector Edinburgh Academy, Fettes College, Stewart's Melville College, The Mary Erskine School and St. George's are all within close proximity. Nearby Ferry Road is a main arterial route linking the west and east sides of the city with the city by-pass, Edinburgh International Airport, the Forth Bridge and the central motorway network.

Viewing

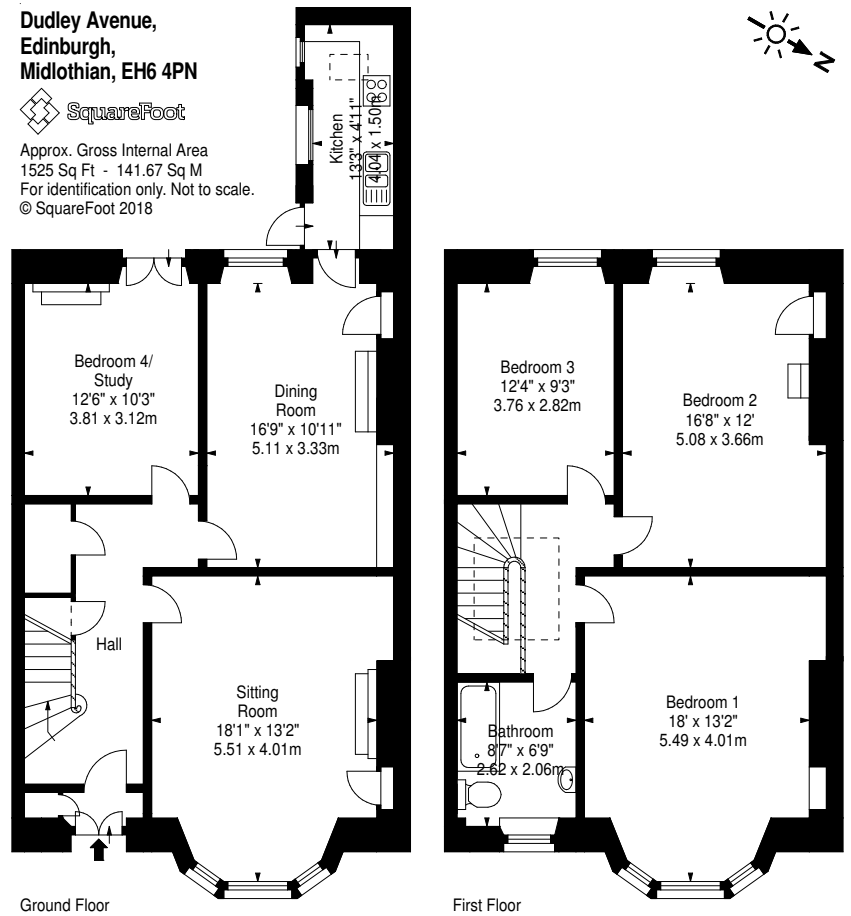
Sunday 2-4pm or by appointment contact Lindsays on 0131 229 4040



Dudley Avenue,
Edinburgh,
Midlothian, EH6 4PN



Approx. Gross Internal Area
1525 Sq Ft - 141.67 Sq M
For identification only. Not to scale.
© SquareFoot 2018



T: 0131 229 4040 E: edinburghproperty@lindsays.co.uk W: lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.