

17 Tudsbery Avenue

NIDDRIE, EDINBURGH, EH16 4GX



MCEWAN FRASER LEGAL IS DELIGHTED TO PRESENT
THIS THREE-BEDROOM, THREE-STOREY TOWNHOUSE



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McEwan Fraser Legal is delighted to present this three-bedroom, three-storey townhouse at 17 Tudsbery Avenue, Niddrie. The property is presented in excellent condition throughout and offers flexible, well-proportioned accommodation that will appeal to families, professionals, and buyers seeking a modern home with generous storage and outdoor space. A particular highlight is the master bedroom occupying the top floor, creating a private principal suite.

The internal accommodation comprises a bright and spacious lounge and dining room with front-to-back windows, allowing excellent natural light and providing a flexible space for both living and entertaining. There is a fully equipped kitchen fitted with a gas hob, fan oven, freestanding white goods, and tiled splashbacks, with a sliding door offering direct access to the rear garden. A convenient downstairs WC is also located on the ground floor.

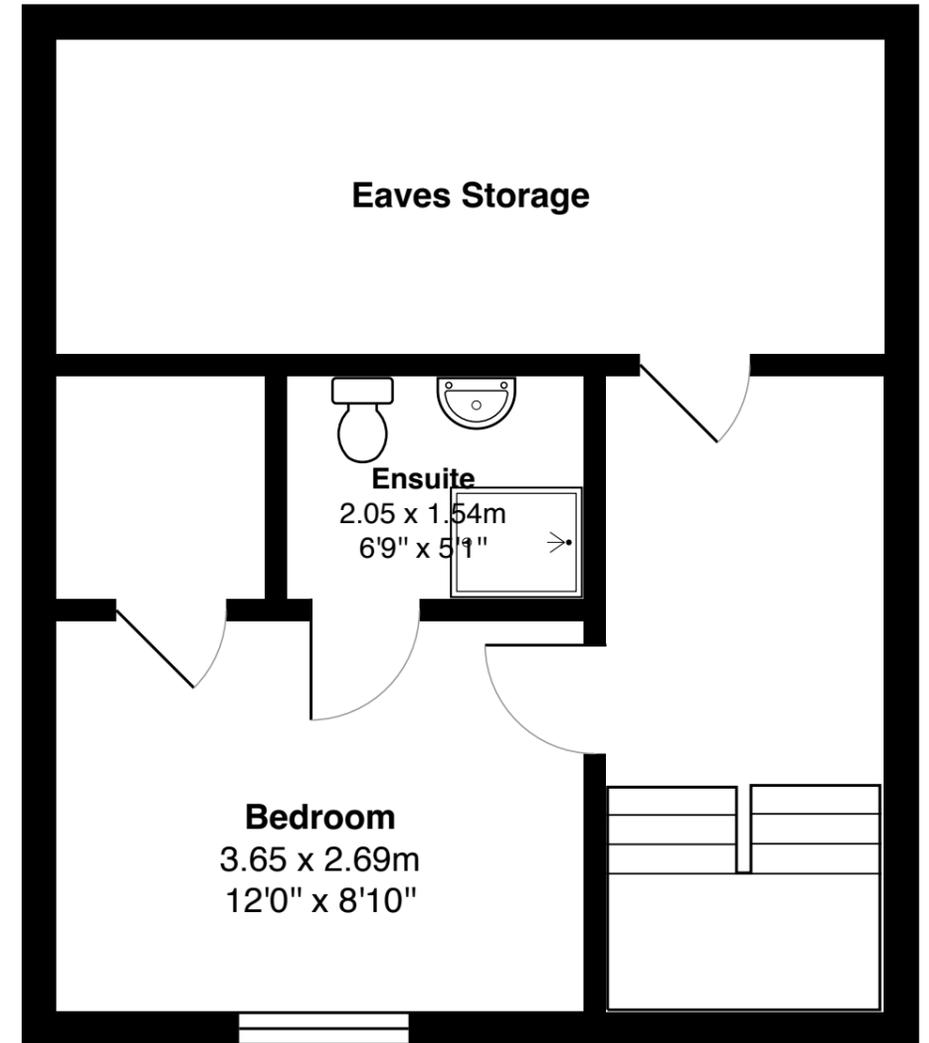
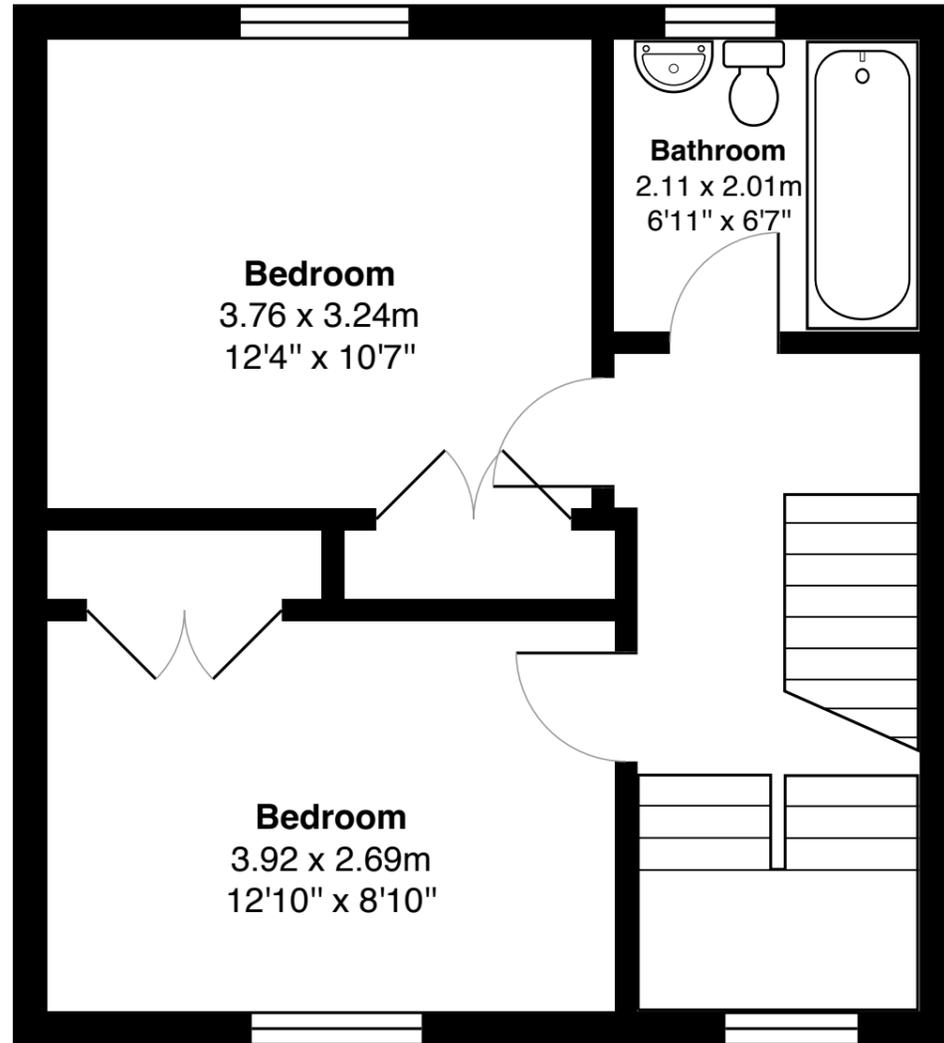
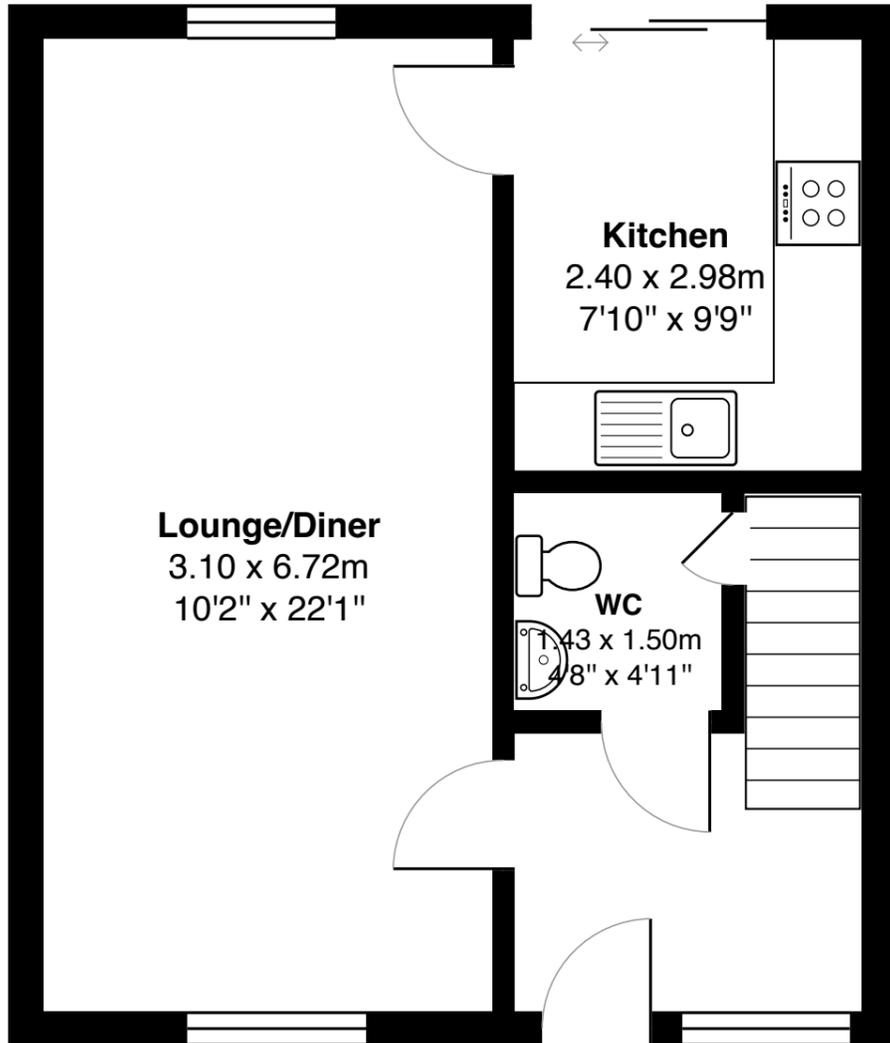




On the first floor, there are two well-proportioned bedrooms, both benefiting from built-in wardrobes, along with a modern family bathroom featuring a three-piece suite and a mains-powered shower over the bath, which has been upgraded by the current owners.



The top floor is occupied by a spacious master bedroom, complete with a walk-in wardrobe and a modern en-suite shower room featuring an electric shower, also upgraded by the owners. A landing with eaves access storage provides additional practical space.



Gross internal floor area (m²): 108m²
EPC Rating: B



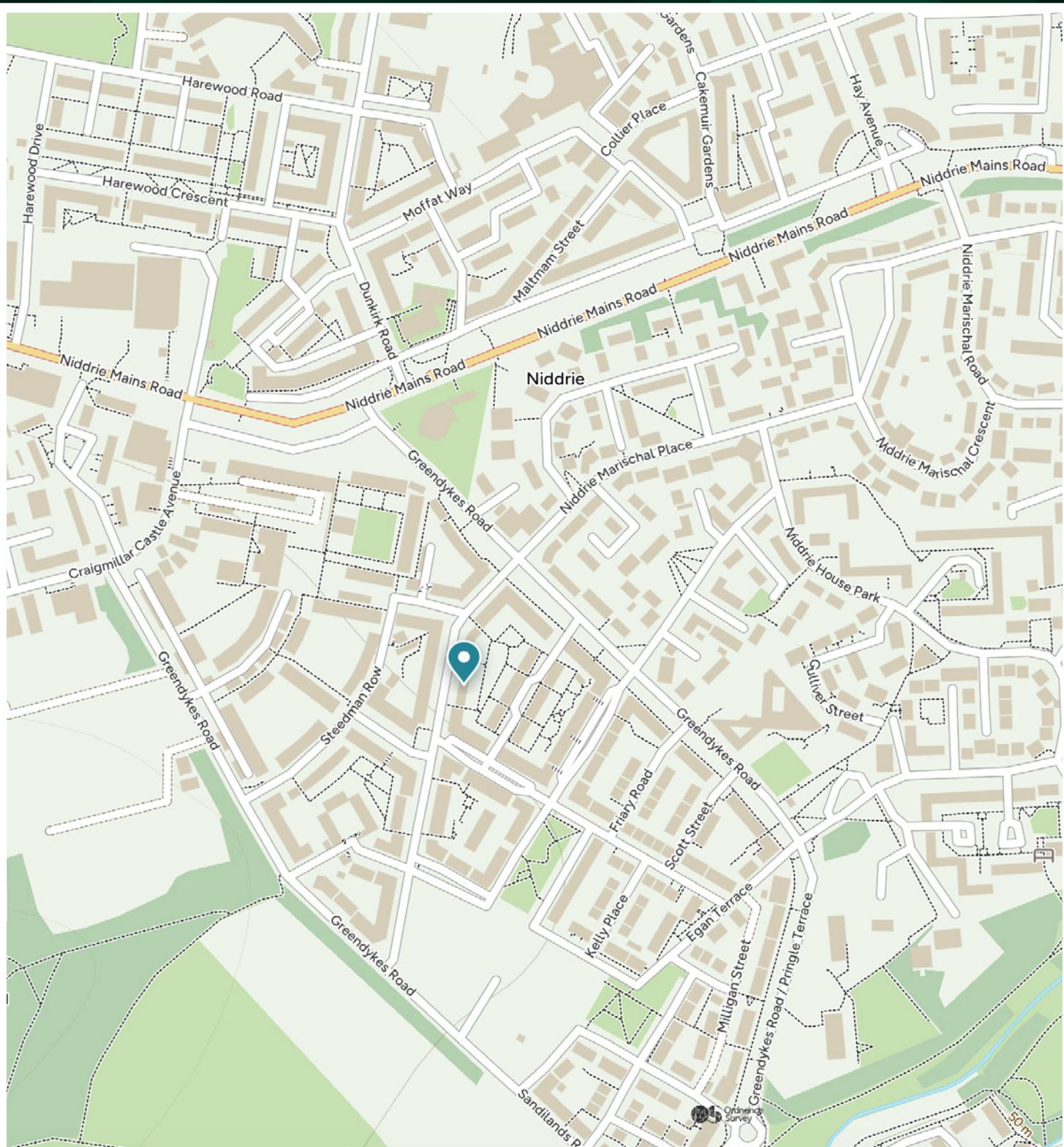
In addition, the property benefits from excellent storage throughout, a private rear garden, and a layout well-suited to modern family living. This represents a fantastic opportunity to acquire a walk-in-condition townhouse in a popular and well-established residential area, with easy access to local amenities, schools, and transport links into the city centre.



Niddrie is a long-established and highly regarded residential district situated on the eastern side of the city, adjacent to the Portobello and Musselburgh Bypass. The area is exclusively residential in character and features a diverse range of property styles. In recent years, several well-designed housing estates have been developed, further enhancing the variety and quality of accommodation available.

Local amenities include an Asda superstore, capable of meeting most weekly household requirements at competitive prices. For a broader selection of shopping and services, the Cameron Toll shopping centre is located a short distance from the property, offering banking and building society facilities, a wide range of high street retailers, and a Sainsbury's superstore. The Kinnaird Park retail complex is also nearby.

The location provides convenient access to several notable landmarks and facilities, including Holyrood Park, the Royal Infirmary of Edinburgh, and Craigmillar Castle.



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