



BRIGHT AND SPACIOUS TWO-BEDROOM GROUND FLOOR APARTMENT WITH PRIVATE PARKING



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McEwan Fraser Legal is delighted to present this bright and well-proportioned two-bedroom ground-floor apartment to the market. Set within a popular and established residential development, this superb property offers spacious accommodation, excellent storage throughout and the added benefit of a designated parking space.

The accommodation begins with a bright and welcoming entrance hallway. The generous living and dining room features a stylish wood-panelled feature wall and large windows that flood the room with natural light, creating a warm and inviting setting for both relaxing and entertaining.

The Property



The kitchen is well laid out and highly practical, offering ample storage, extensive worktop space and a range of integrated appliances, making it ideal for modern living.





The principal bedroom is a well-sized double room complete with built-in wardrobes providing excellent storage. The second bedroom is also a comfortable double, again benefiting from built-in wardrobes, making the property flexible for guests, home working or family living.





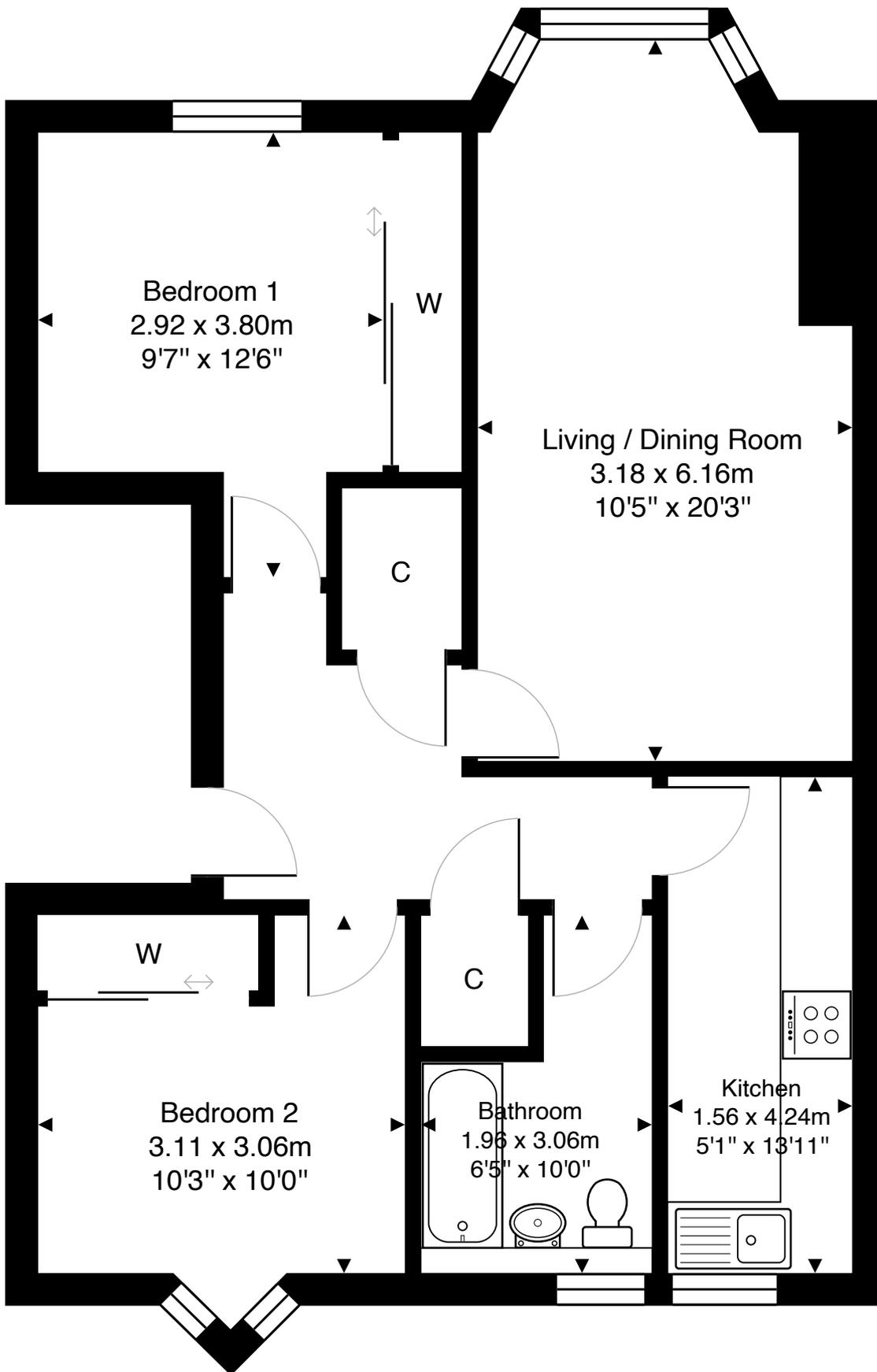
Bedroom 2





The bathroom is bright and airy and is fitted with a contemporary suite including a bath with integrated shower and a heated towel rail for additional comfort.





Gross internal floor area (m²): 65m²

EPC Rating: C

Floor Plan



Externally, the property further benefits from a designated parking space located directly outside, as well as access to a well-maintained communal garden to the front.



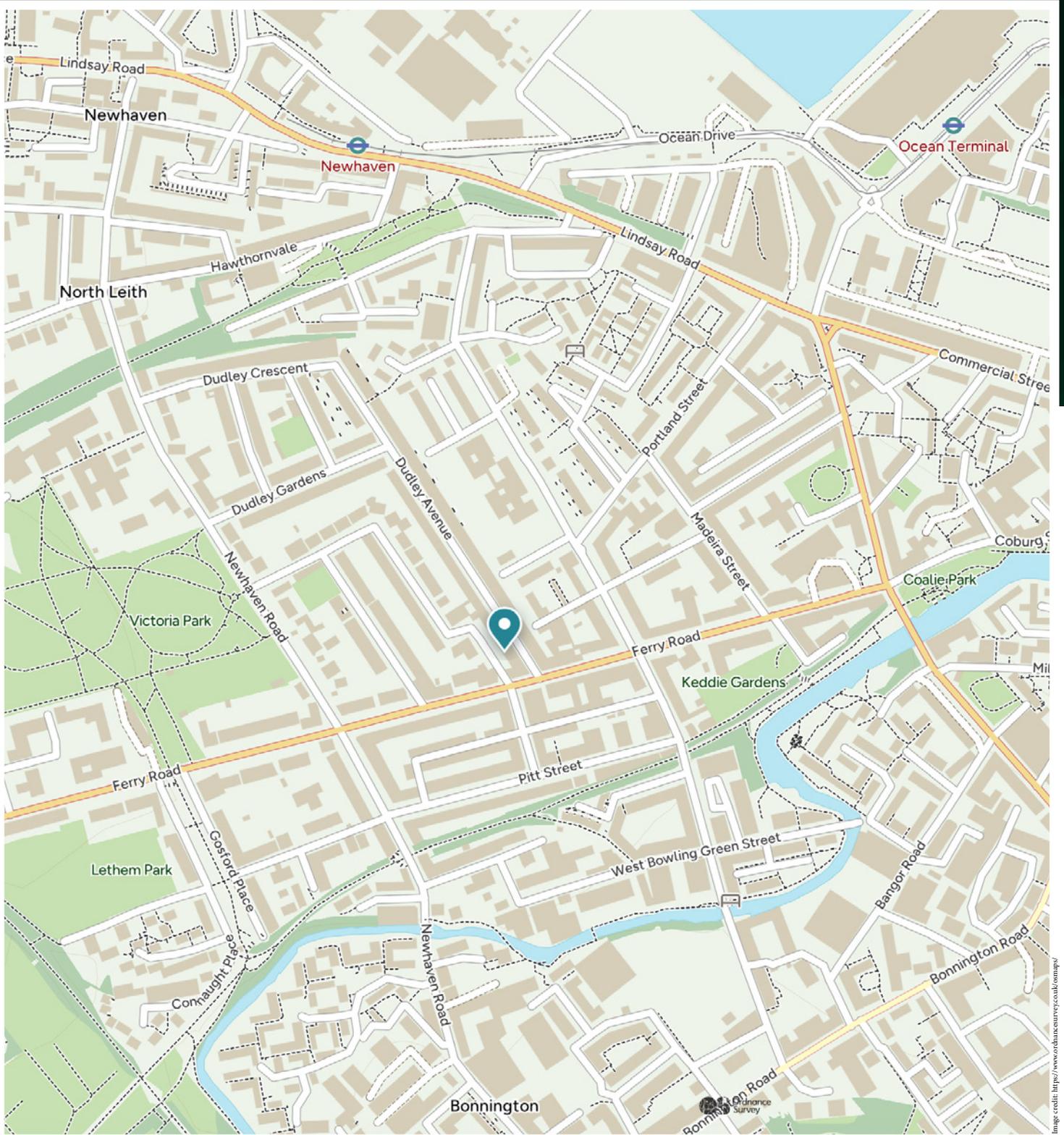


Dudley Avenue South is situated within a well-established and popular residential area of north Edinburgh, offering excellent local amenities and convenient transport links. A wide selection of shops, supermarkets and everyday services can be found nearby, with larger retail options easily accessible at Craighleith Retail Park and along Ferry Road. The Shore and Newhaven areas are also within easy reach, offering a variety of cafés, restaurants and leisure facilities.

The area is well served by regular bus services providing swift access to Edinburgh City Centre and surrounding districts, while the nearby road network offers straightforward connections to the City Bypass, Queensferry Crossing and motorway links beyond. A number of well-regarded schools are located in the vicinity, making the area popular with a broad range of buyers.

With its excellent connectivity, green spaces and local amenities close at hand, this is a highly convenient and desirable setting for modern living.

The Location



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