

15 Tudsbery Avenue

EDINBURGH, EH16 4GX



Spacious three-bedroom mid-terrace townhouse, offering over 100m² of flexible family living, with a generous low-maintenance rear garden



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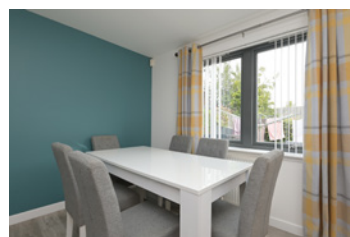


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McEwan Fraser is delighted to introduce this spacious three-bedroom mid-terrace townhouse, offering over 100m² of flexible family living, with a generous low-maintenance rear garden. Situated within an exclusive modern development, to the south of Edinburgh city centre, the home enjoys an excellent location just five minutes by car from Fort Kinnaird Retail Park and ten minutes from the open green spaces of Holyrood Park. This attractive home is offered to the market in excellent condition throughout, providing superb value and ready-to-move-in accommodation.

THE LIVING/DINING ROOM



The accommodation is arranged over three levels. On the ground floor, there's a bright and spacious dual-aspect living and dining room, a modern fitted kitchen with integrated appliances, and a handy ground-floor WC.

THE KITCHEN



a modern fitted kitchen
with integrated appliances





On the first floor, there are two additional double bedrooms with built-in wardrobes and a stylishly upgraded family bathroom.

THE BATHROOM



BEDROOM 2



BEDROOM 3





The top floor features a master double bedroom with an en-suite shower room and a walk-in wardrobe.

THE MASTER BEDROOM

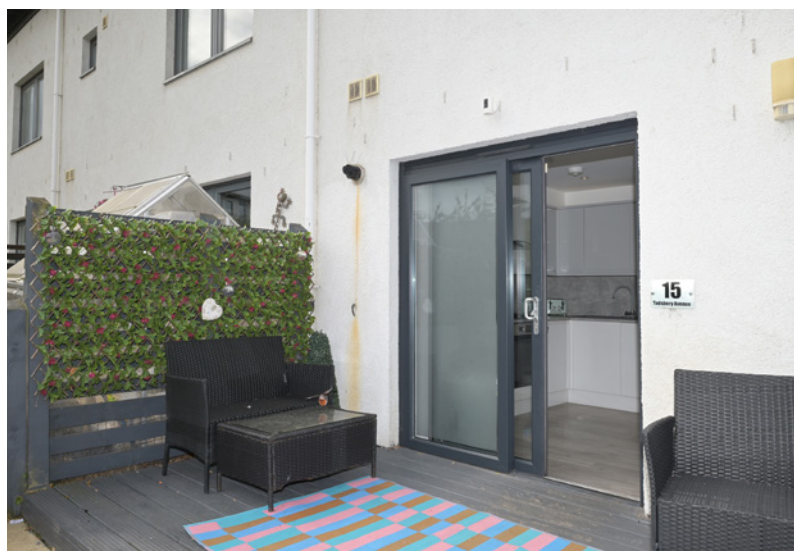




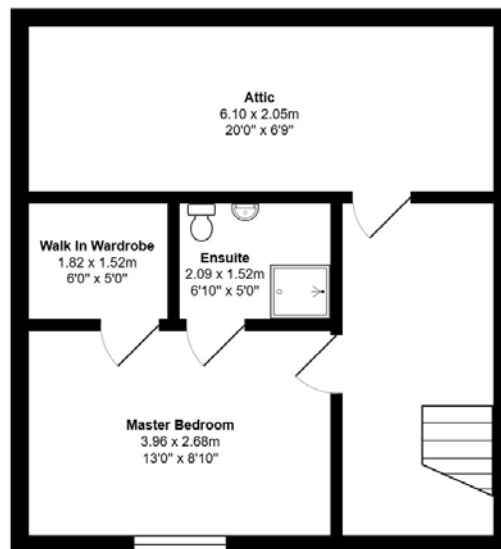
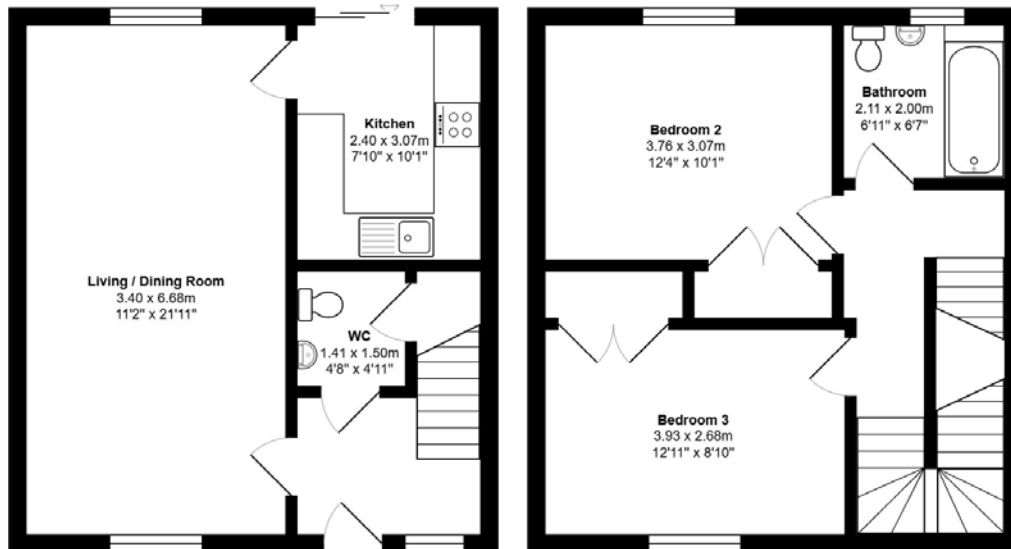
The property boasts a landscaped, low-maintenance rear garden that includes a decked area for entertaining. Residents also benefit from communal green spaces within the development.

Additional highlights include gas central heating, wood-framed double glazing, excellent storage on every floor, including a walk-in eaves space on the top floor, plus contemporary flooring, modern lighting, and ample parking for residents and visitors alike.

EXTERNALS

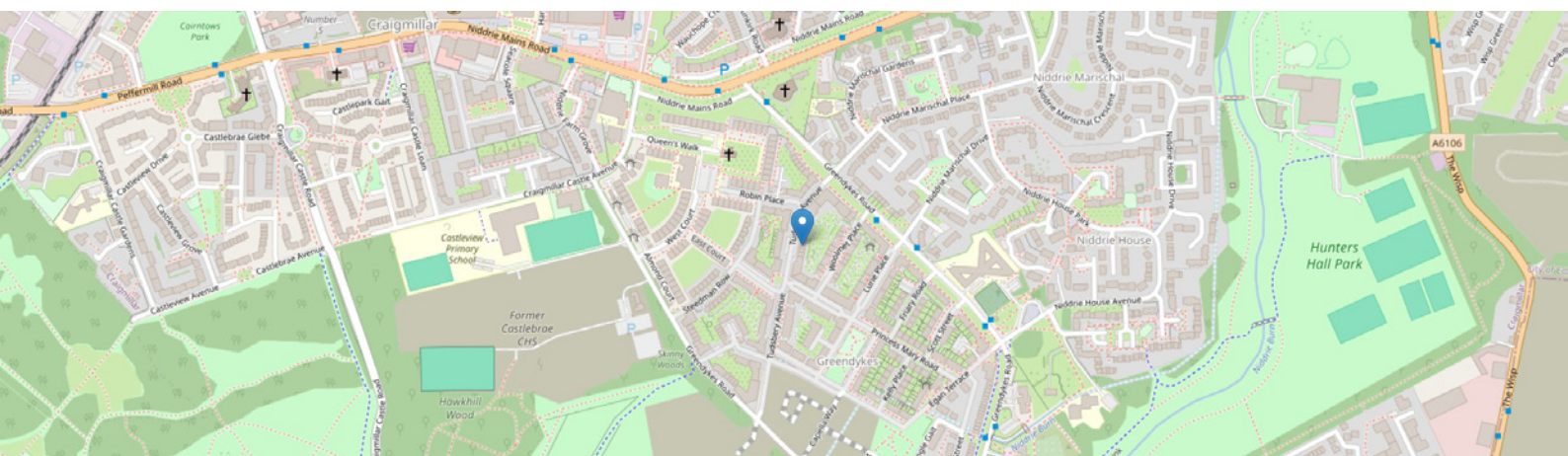


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 106m² | EPC Rating: C



THE LOCATION

Tudsbury Avenue enjoys a convenient position within the revitalised Craigmillar area of Edinburgh, making it an excellent choice for families seeking a welcoming community with easy access to the city. The neighbourhood has undergone extensive regeneration in recent years, providing modern amenities alongside established green spaces. Families will appreciate the wide choice of local schooling options, from well-regarded primary and secondary schools within walking distance to further choices across the wider south-east Edinburgh area. For younger children, there are several nearby nurseries and playparks, including Craigmillar Castle Park, a much-loved open space with woodland walks, playgrounds and stunning views of the historic Craigmillar Castle.

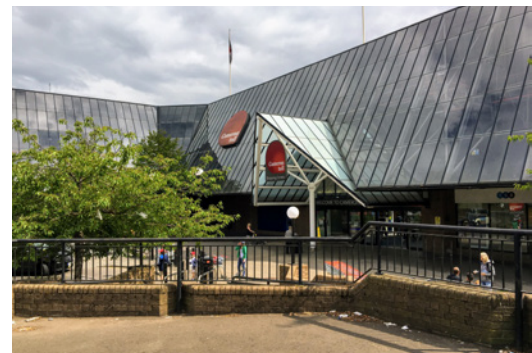




Everyday shopping needs are well catered for, with a Lidl and Iceland close by, and Fort Kinnaird Retail Park just a short drive away, offering a wide range of shops, restaurants, and a cinema. The Royal Infirmary of Edinburgh is also conveniently close, giving peace of mind for healthcare access.

Excellent public transport links provide quick and frequent bus services into the city centre, while the City Bypass is easily reached by car, connecting to the wider road network for commuting or family trips.

Overall, Tudsbery Avenue combines modern family living with access to schools, green spaces, and transport links, making it a practical and appealing location for those looking to put down roots in Edinburgh.



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