

28 Tudsbery Avenue

EDINBURGH, EH16 4GX



Superb two bedroom end-terraced house making for an ideal first-time purchase



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





An excellent opportunity has arisen to acquire this highly desirable two bedroom end-terraced house, making for an ideal first-time purchase while being well located within short walking distance of Niddrie Mains Road. Early viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, while briefly consisting of an entrance hallway, a bright and spacious fully-fitted lounge/kitchen/diner with an integrated 4-gas hob, oven, extractor hood, fridge, freezer, washing machine, dishwasher, two storage cupboards and French doors to the private rear garden. There is ample space for lounge furniture and offers flexible use for different furniture configurations. The ground floor is complete with a partially-tiled two-piece bathroom/utility suite with fitted cupboards for storage.



OPEN PLAN AREA



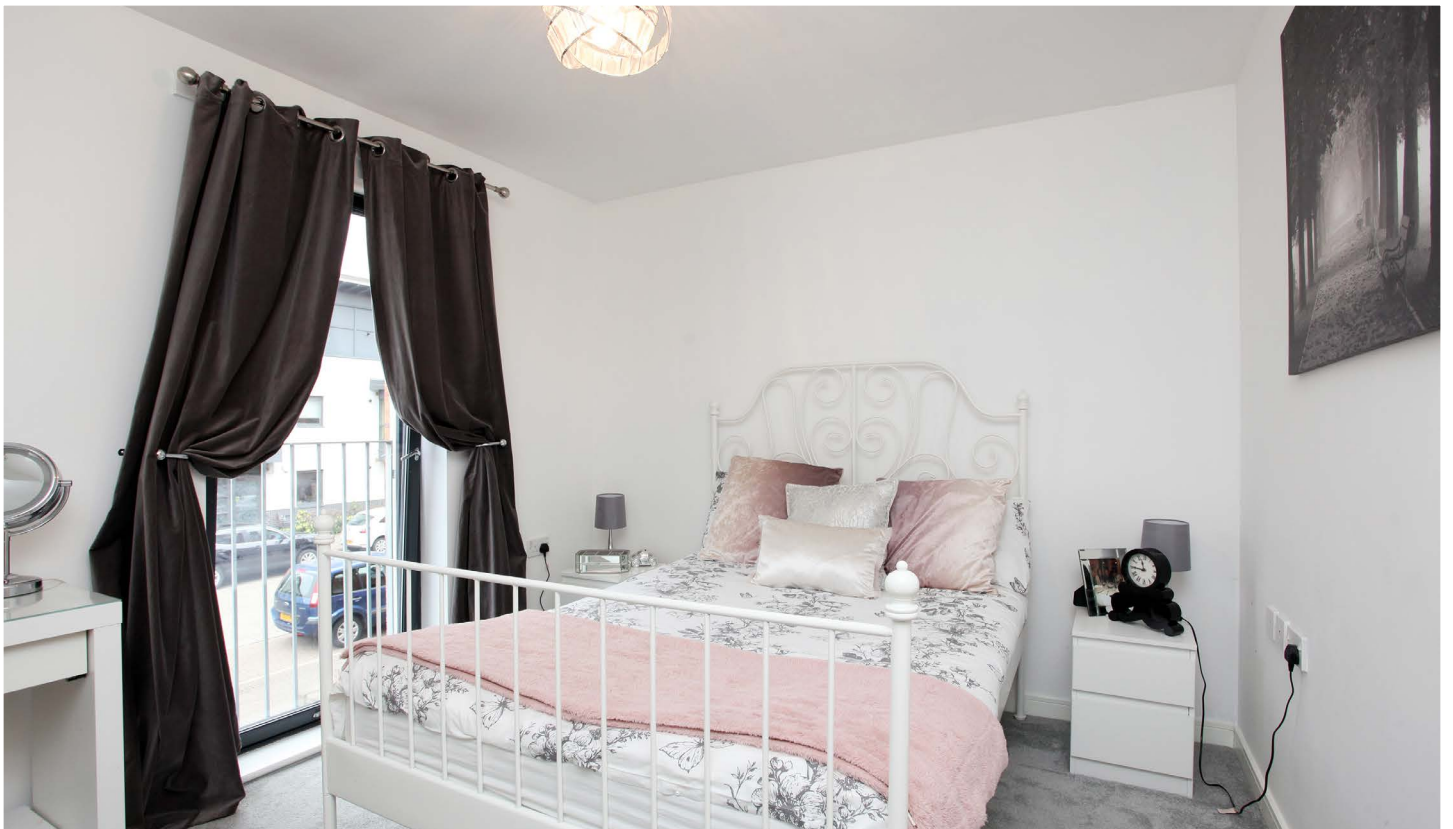
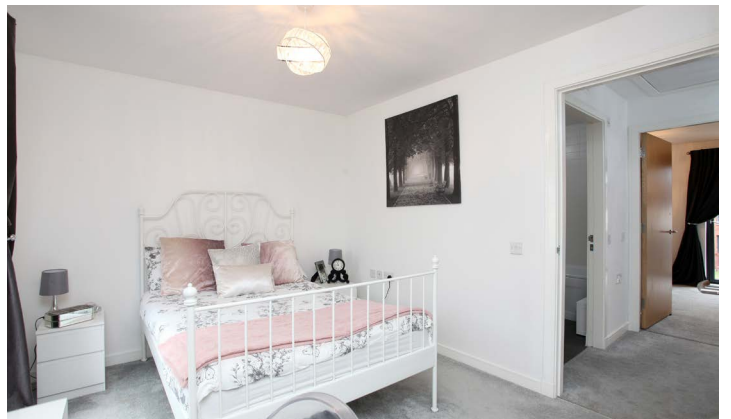


OPEN PLAN AREA

Upstairs on the first floor, there are two large double bedrooms, both benefitting from Juliet balconies and integrated mirrored wardrobes for storage, the landing provides access to the fully-floored attic via a drop down ladder and the partially-tiled bathroom benefits from an over-bath shower and a chrome-heated towel rail.

This property also benefits from gas central heating, full double glazing, a private rear garden, access to a communal drying green and more than adequate on-street parking to accommodate for residents and visitors alike.



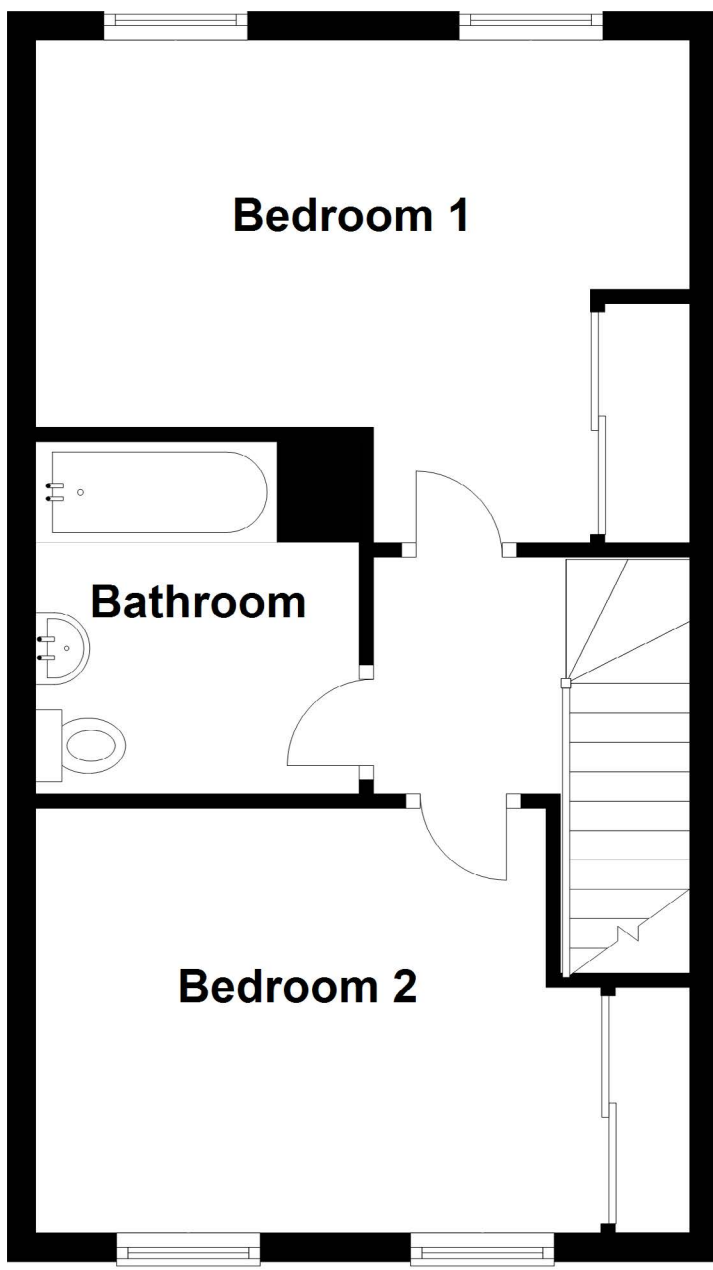
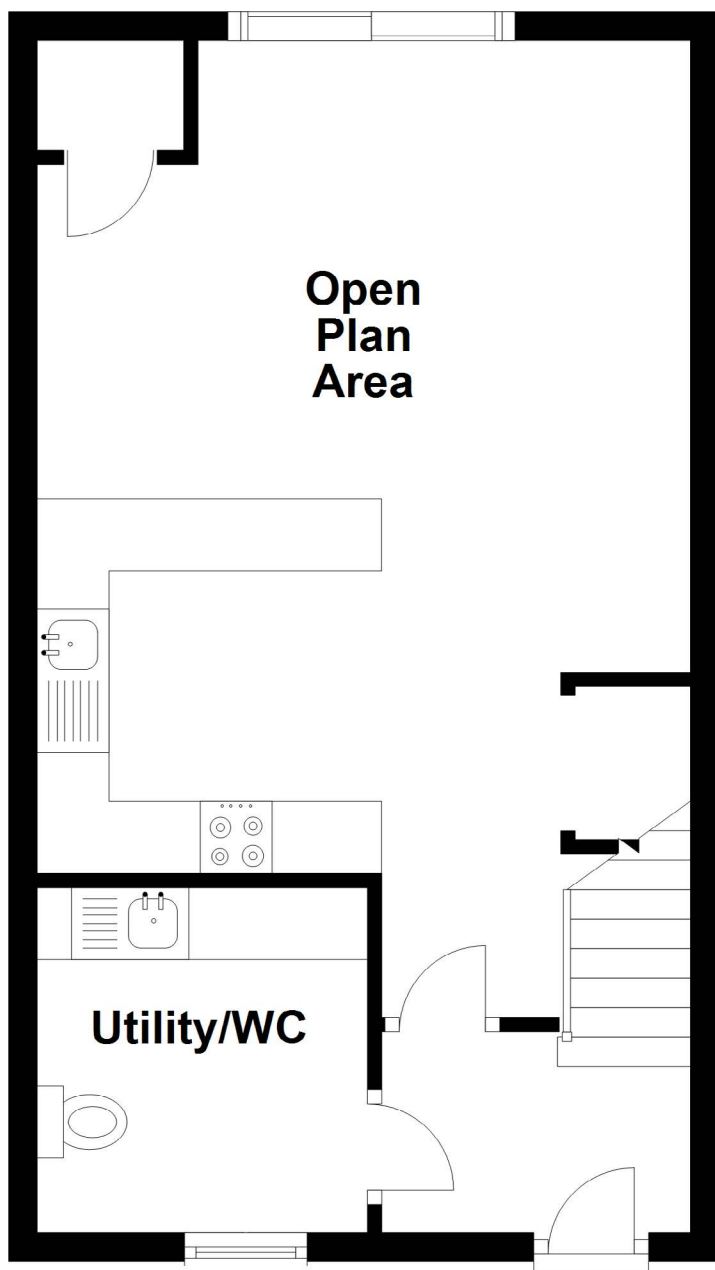


BEDROOMS & BATHROOM



THE GARDEN

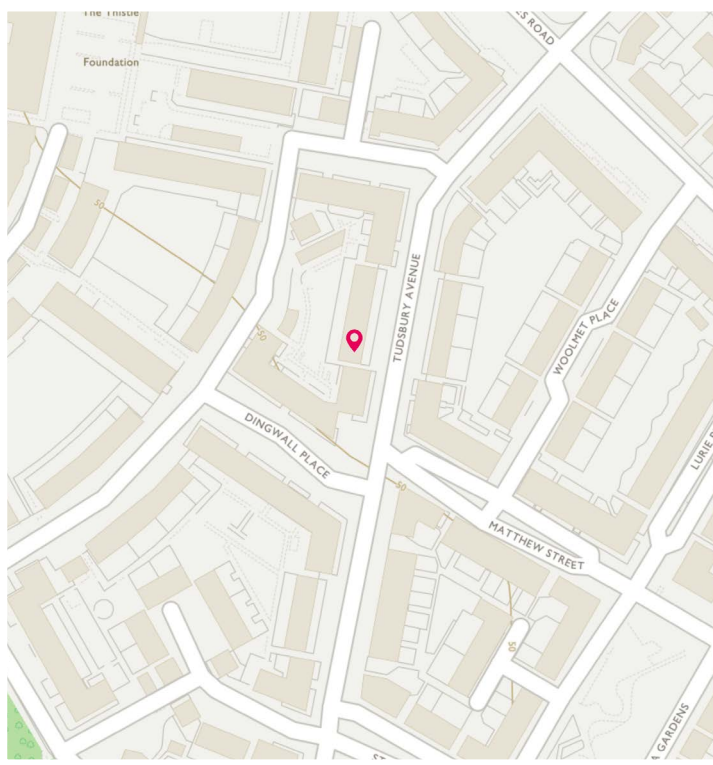




Approximate Dimensions
(Taken from the widest point)

Open Plan Area	6.80m (22'4") x 4.55m (14'11")
Bedroom 1	4.55m (14'11") x 3.50m (11'6")
Bedroom 2	4.55m (14'11") x 2.95m (9'8")
Bathroom	2.45m (8') x 2.25m (7'5")
Utility/WC	2.40m (7'10") x 2.30m (7'7")

Gross internal floor area (m²): 75m²
EPC Rating: C



Tudsbury Avenue lies to Edinburgh's southeast area; the property is well-positioned to take advantage of a good range of local convenience shopping with further amenities available at the Cameron Toll Shopping Centre, Asda Hypermarket and the Fort Kinnaird retail and leisure complex.

Neighbouring Portobello and Musselburgh also offer a wide range of shops and facilities, including a sports centre and pleasant coastal walks along the beach/promenade. Schools catering for all age groups are easily accessible, and the property is also convenient for those connected to the Royal Infirmary. Excellent local leisure facilities in the vicinity include the Jack Kane Sports Centre, East Neighbourhood Centre and Craigmillar Library.

A regular and effective public transport service operates within a short walking distance to many parts of the city and surrounding areas with the city bypass.





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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