

10 Dudley Avenue

TRINITY, EDINBURGH, EH6 4PN



*FOUR BEDROOM TERRACED FAMILY HOME
WITH A GENEROUS PRIVATE REAR GARDEN*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this generously proportioned family home in Edinburgh's sought-after area of Trinity.

Inside, the property comprises of a fully equipped kitchen/diner which also provides access to the utility room and private rear garden. The kitchen is equipped with gas hob and fan oven with free-standing white goods. The living area which could serve as a fourth double bedroom if required, however, is a cosy TV room. There is a large dining room which features high ceilings, ornate cornice and original wooden floors as well as gas fire. However with bedroom four in the TV room, this could serve as a living/dining room. There are three double bedrooms which vary in size and offer excellent space for free-standing storage options. On the ground floor, there is an under-stair two-piece WC and upstairs there is a family bathroom which is fitted with a four-piece suite with shower. Gorgeous marble fireplaces are an excellent addition to the property.

In addition, the house benefits from gas central heating system, double glazing and a private garden and free on-street parking.











Kitchen/Diner







Lounge/Bedroom 4







Bedroom 1







Bedroom 2



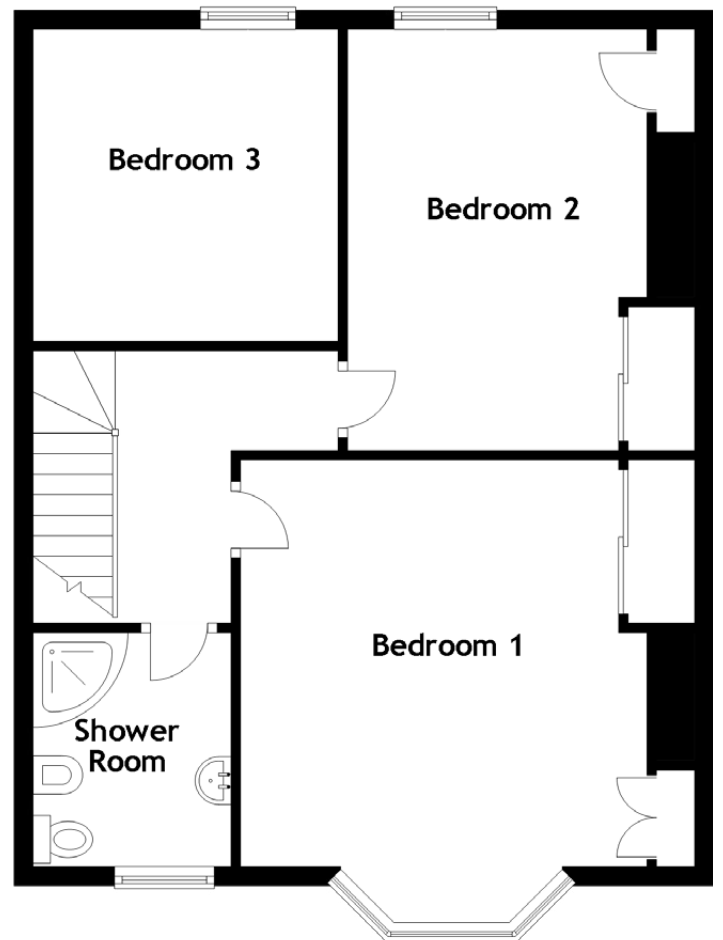
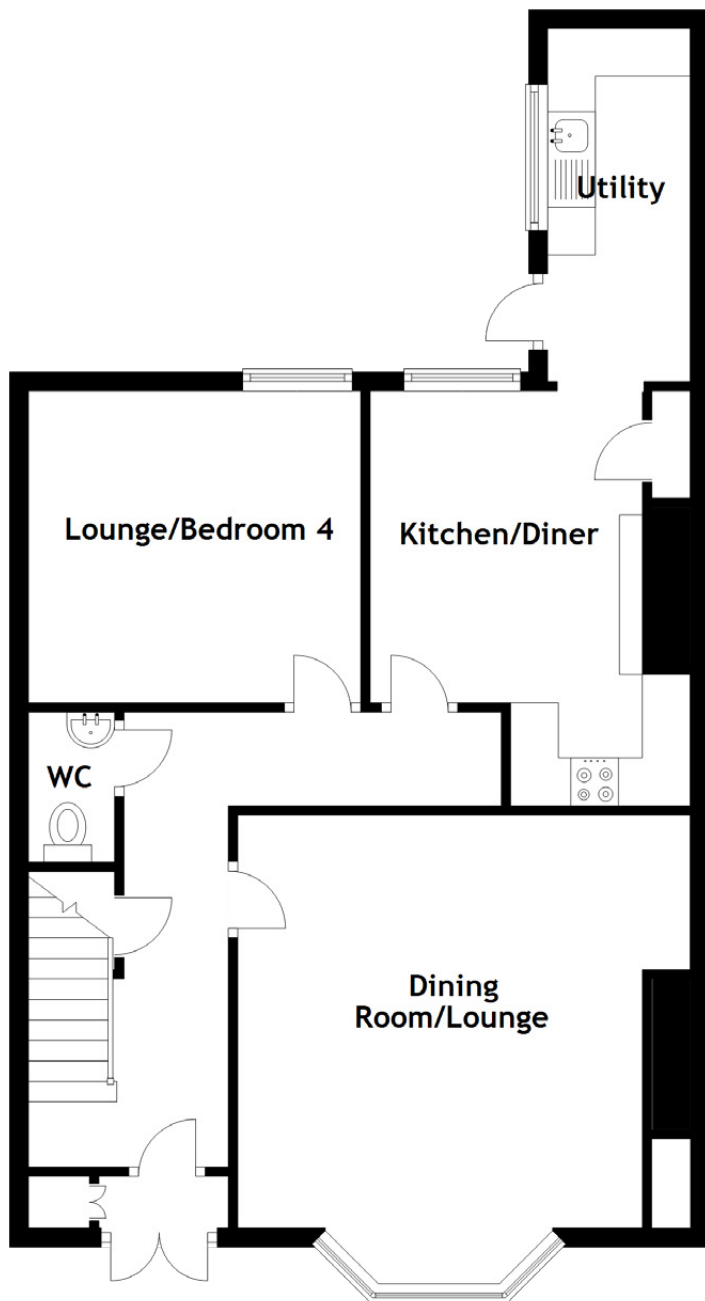


Bedroom 3









Approximate Dimensions

(Taken from the widest point)

Dining Room/Lounge	5.44m (17'10") x 2.00m (6'7")
Kitchen/Diner	4.35m (14'3") x 2.85m (9'4")
Lounge/Bedroom 4	3.48m (11'5") x 3.27m (10'9")
Utility	3.71m (12'2") x 1.49m (4'11")
WC	1.57m (5'2") x 0.90m (3')
Bedroom 1	5.47m (18') x 4.26m (14')

Bedroom 2	4.42m (14'6") x 3.58m (11'9")
Bedroom 3	3.27m (10'9") x 3.20m (10'6")
Shower Room	2.45m (8'1") x 2.08m (6'10")

Gross internal floor area (m²): 134m²

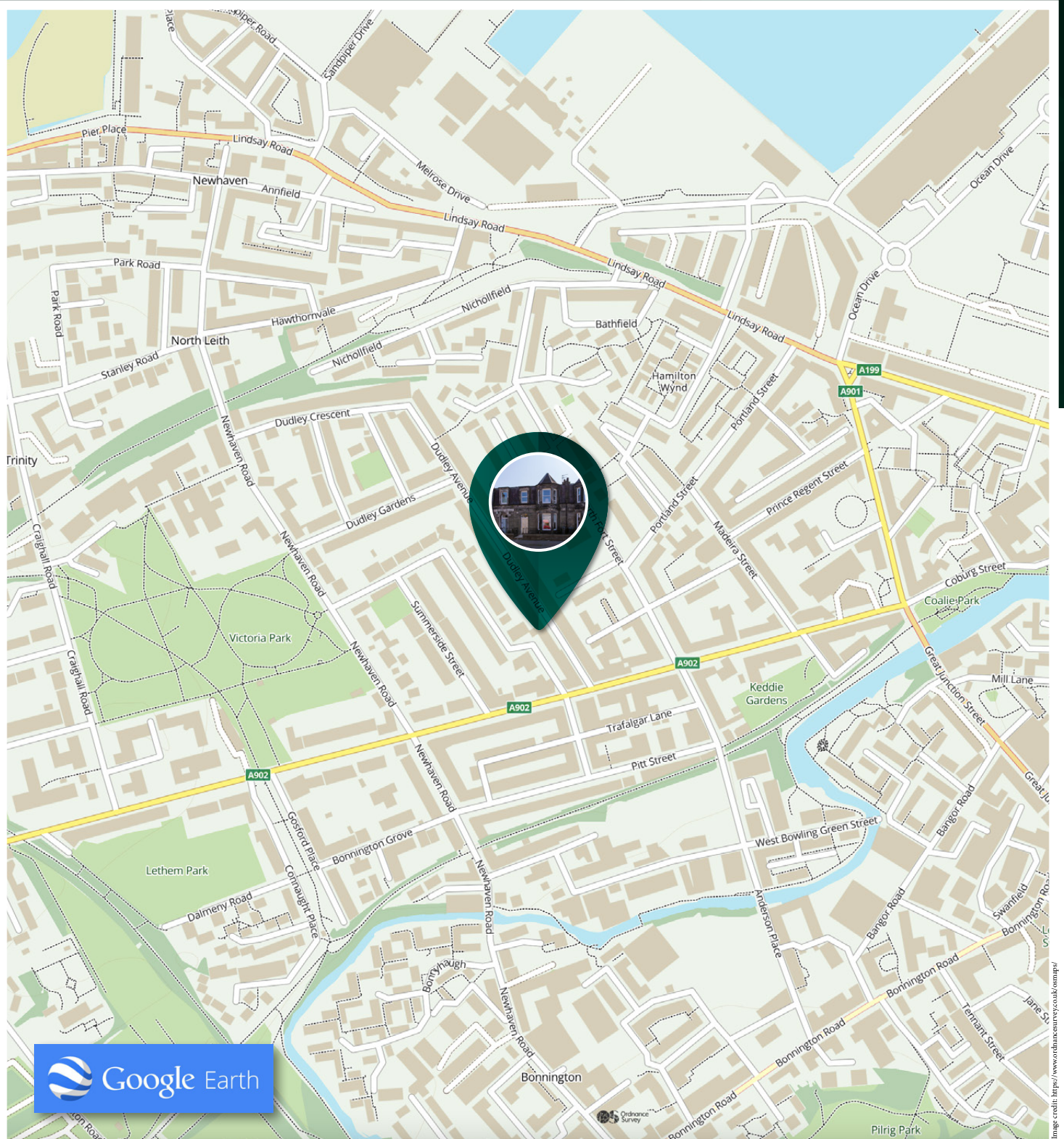
EPC Rating: D





There are parts of the City which, because of their location and character, stand head and shoulders above all else, Trinity without a doubt, certainly is. The district is purely residential in nature and is situated just north of the New Town connected to it by Inverleith Row. It comprises a wide variety of substantial property styles ranging from very large detached stone-built villas to spacious flatted properties, all completed before the turn of the century.

From here the City Centre might take as little as twenty minutes using one of the many and frequent bus services that pass through the district. Being located on Ferry Road, travel to the east and west side of the City cannot be simpler or more convenient. For those who enjoy open-air facilities, Victoria Park is nearby. The walkways created on some of Edinburgh's old railway lines which radiate out from Warriston offer country-like walks yet within the very heart of the City. The shopping centre at Ocean Terminal, with a multiplex cinema, Pure Gym and high street stores, and the boutique retail outlets at Commercial Quay are both close by. Fantastic nursery and primary schools are within easy walking distance.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**



THE SUNDAY TIMES
THE TIMES



Text and description
BEN STEWART CLARK
Area Sales Manager



Layout graphics and design
ALAN SUTHERLAND
Designer

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