

# 1 Dudley Avenue South

EDINBURGH, EH6 4PH



*This attractive main door ground floor flat in move-in condition offers spacious and open-plan living accommodation*



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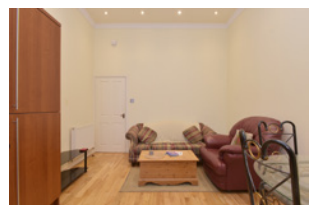
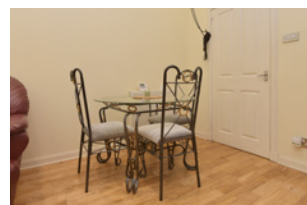
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McEwan Fraser Legal is delighted to present this attractive main door ground floor flat in move-in condition. It benefits from a new boiler installed in April 2024 and offers spacious and open-plan living accommodation, ideal for professionals, first-time buyers or investors.

# THE LIVING ROOM



The entrance vestibule offers good storage space with two built-in cupboards, one on either side. From here, a door leads to the living area. The wooden floors and light-colour walls give this property an airy and contemporary feel throughout.

# THE KITCHEN



The kitchen, with contrasting red and white splashback tiles and granite-style worktops, offers ample fitted units providing storage space and hosting modern integrated appliances including a hob, oven, fridge/freezer and dishwasher. The open-plan design of this room is ideal for our modern lifestyles and a great space to entertain or relax in.







Situated to the rear of the property is a good-sized double bedroom, with a large wardrobe and a utility cupboard that houses the washing machine. Next door is a very handy and spacious box room, this ideal space could alternatively be used for a home office or as an extra space when friends or family stay over. There is also a fully-tiled modern shower room which completes the accommodation on offer. There is also unrestricted on-street parking.

## THE SHOWER ROOM



# THE BEDROOM

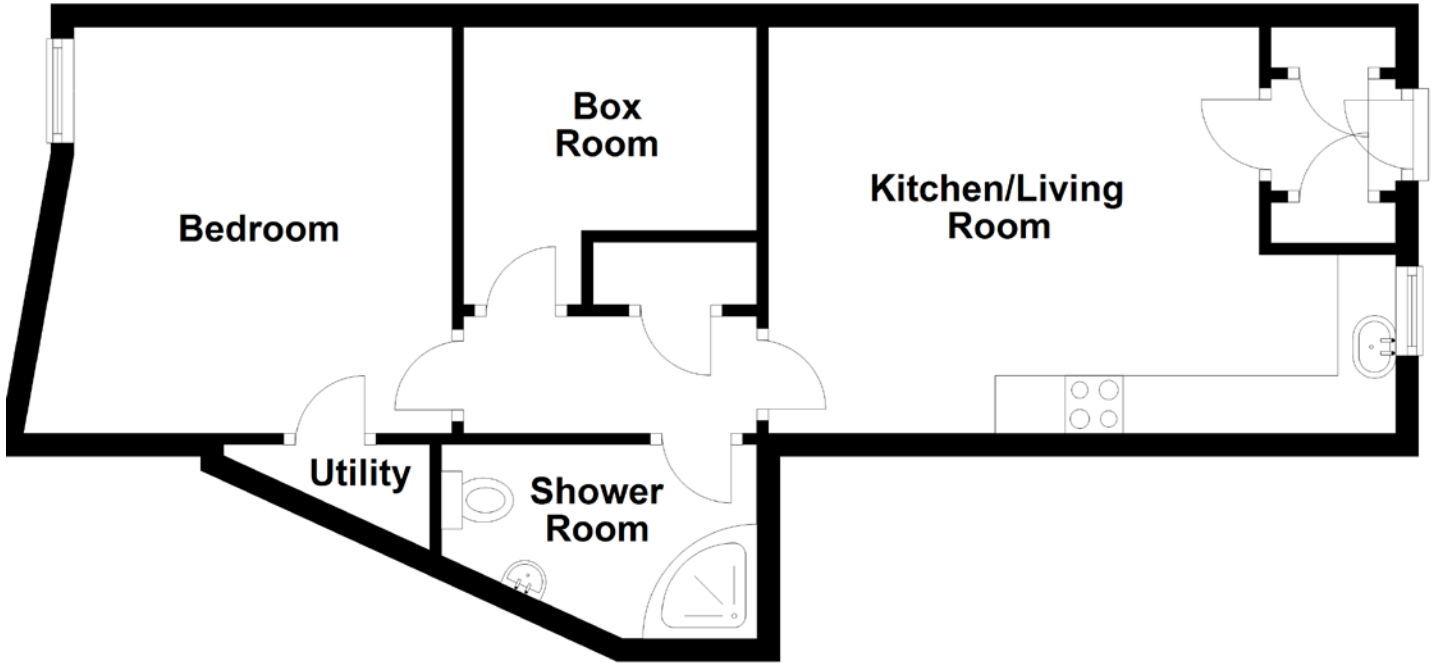


# THE BOX ROOM





# FLOOR PLAN, DIMENSIONS & MAP

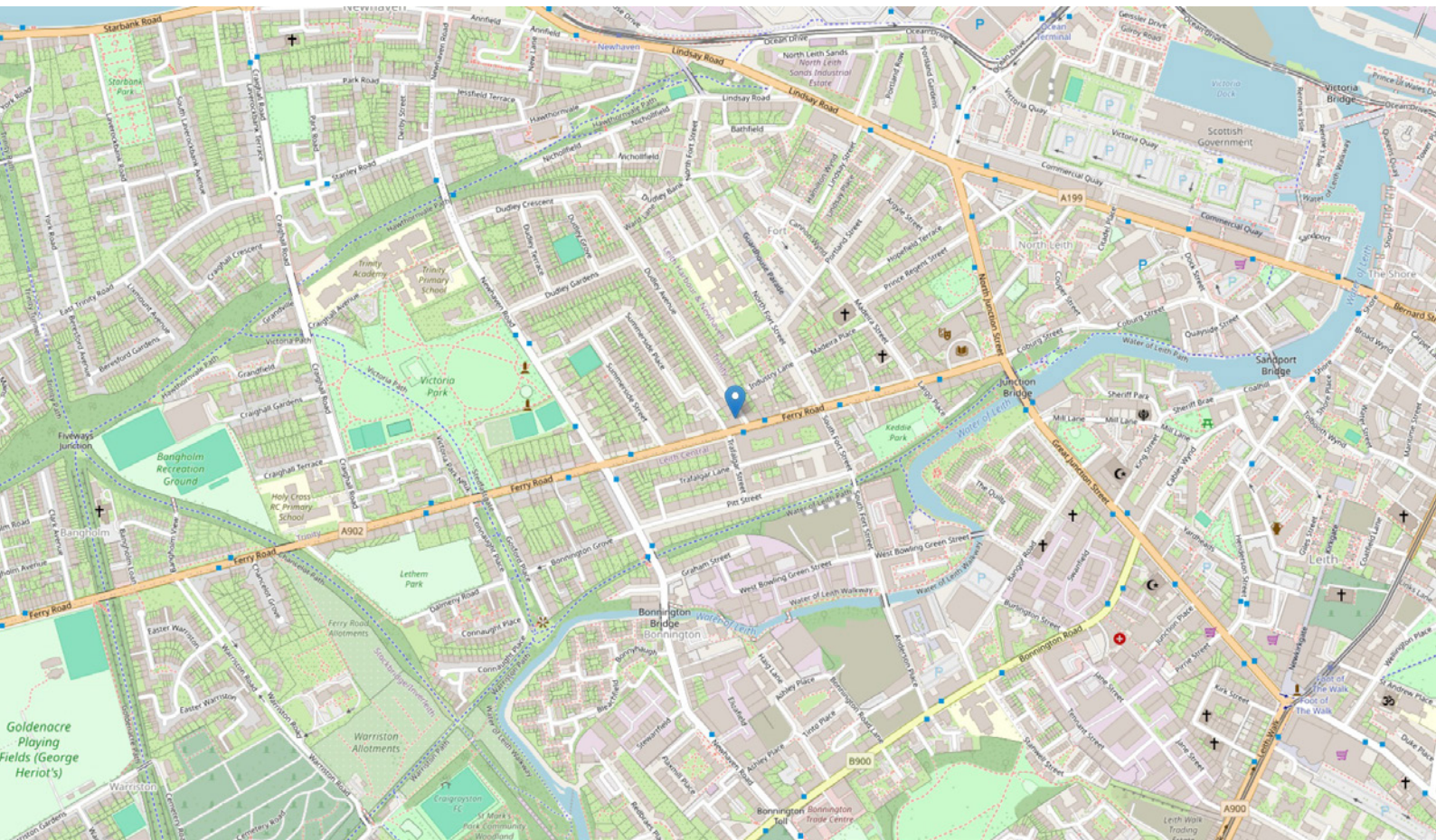


Approximate Dimensions (Taken from the widest point)

Kitchen/Living Room 4.25m (13'11") x 3.51m (11'6")  
 Shower Room 2.73m (9') x 1.67m (5'6")  
 Bedroom 3.72m (12'2") x 3.51m (11'6")

Utility 1.79m (5'10") x 0.85m (2'10")  
 Box Room 2.54m (8'4") x 2.40m (7'10")

Gross internal floor area (m<sup>2</sup>): 45.5m<sup>2</sup>  
 EPC Rating: C





# THE LOCATION

There are parts of the City which, because of their location and character, stand head and shoulders above all else. Morningside might be one, Comely Bank could be another but 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. Rather fewer modern properties provide something of a counter point but even a brief visit to the district will readily reveal its air of establishment and maturity.







From here, along Inverleith Row, the trip into the City Centre might take as little as ten 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. Nearby is an excellent local shopping centre at Goldenacre. This is a very lively centre providing a wide variety of shopping facilities as well as post office and banking services.

For those who enjoy open-air facilities, there are the Botanic Gardens and Inverleith Park 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. Edinburgh's formal entertainments tend to be highly concentrated in the Lothian Road/Tollcross area. Here there are theatres and cinemas, all manner of bars and restaurants, indoor sports facilities and health clubs. The return trip by taxi ought to take no more than ten minutes in the late evening.

All things considered, this is a peaceful, quiet, convenient and well-established area surrounded by excellent services and amenities and within the easiest possible reach of the City Centre. As a consequence of all this, it is much respected and highly sought after.



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Surveyor



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