

**CULLERTON'S**

ESTATE AGENTS | PROPERTY CONSULTANTS

## 40 CLARK AVENUE

TRINITY, EDINBURGH  
EH5 3AY



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VIEWINGS: BY APPOINTMENT  
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## *Property Summary*

Introducing a three-bedroom lower villa in Trinity, which offers traditional charm and original features, as well as bright and spacious rooms. The home further benefits from private gardens, including a fully-enclosed rear garden designed for summer barbecues. Presenting an exciting opportunity for modernisation, the interiors welcome the new buyers to set the style and standards of the home, whilst offering ample scope to add significant value to the property.

Extras: all fitted floor and window coverings, light fittings, and a gas cooker to be included in the sale.



## *Features*

- A traditional lower villa
- Situated in sought-after Trinity
- Private main-door entrance
- Entrance vestibule and hall with storage
- Living room with bay window and feature fireplace
- Dining room with a fireplace and storage
- Fitted kitchen with rear garden access
- Three spacious double bedrooms
- Bright three-piece bathroom
- Low-maintenance front and rear gardens
- Unrestricted on-street parking
- Storage heating and double glazing









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*Living room with bay window and  
feature fireplace, fitted kitchen with  
rear garden access and a dining room  
with a fireplace and storage*















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*Three spacious double bedrooms,  
bright three-piece bathroom and low-  
maintenance front and rear gardens*





74 ST STEPHEN STREET  
EDINBURGH, EH3 5AQ

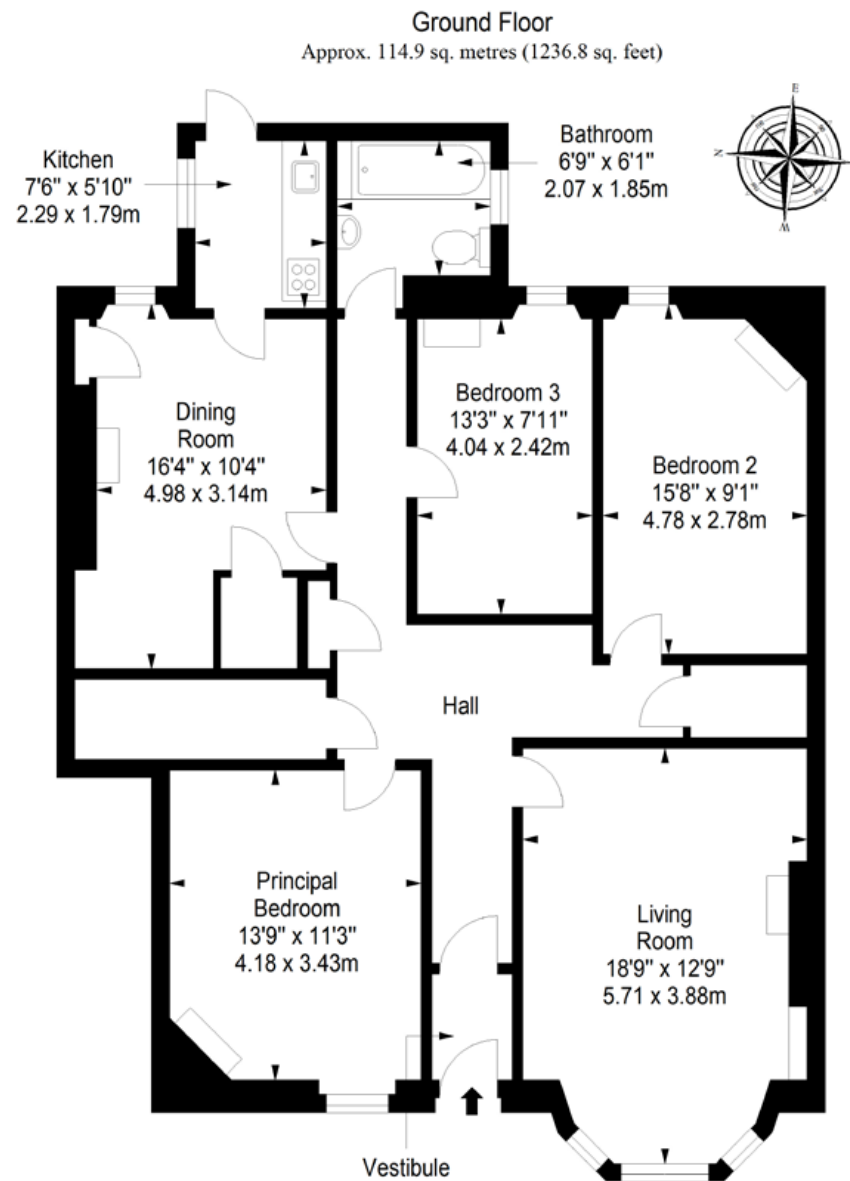
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#### DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Total area: approx. 114.9 sq. metres (1236.8 sq. feet)