



25 Clark Avenue
Trinity, Edinburgh EH5 3AY



VMH SOLICITORS



25

Clark Avenue, Trinity

Beautifully presented traditional Mid Terraced Villa which boasts flexible family accommodation of considerable character and style.

- Reception hall
- Bay windowed sitting room
- Kitchen/dining room
- 3 Bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Private gardens to front & rear
- Unrestricted on street parking



Home Report: £475,000

EPC Rating: C

Beautifully presented traditional Mid Terraced Villa which boasts flexible family accommodation of considerable character and style in the popular and highly regarded Trinity district to the north of the city centre.

It has been meticulously maintained and tastefully upgraded by its present owner and comprises reception hall, bay windowed lounge, quality fitted kitchen/dining room with doors to the enclosed rear garden, three bedrooms and bathroom with rainfall shower.

There are mature and easily manageable enclosed areas of private garden ground to the front and rear of the building, with the rear garden enjoying a good measure of privacy and seclusion and a flood of natural light. A lane to the rear leads to a detached timber garage, whilst unrestricted on-street parking is available on Clark Avenue itself.

In summary, it is anticipated that this home will prove to be of particular interest to perhaps the professional couple or young family and early viewing is highly recommended to fully appreciate what is on offer.



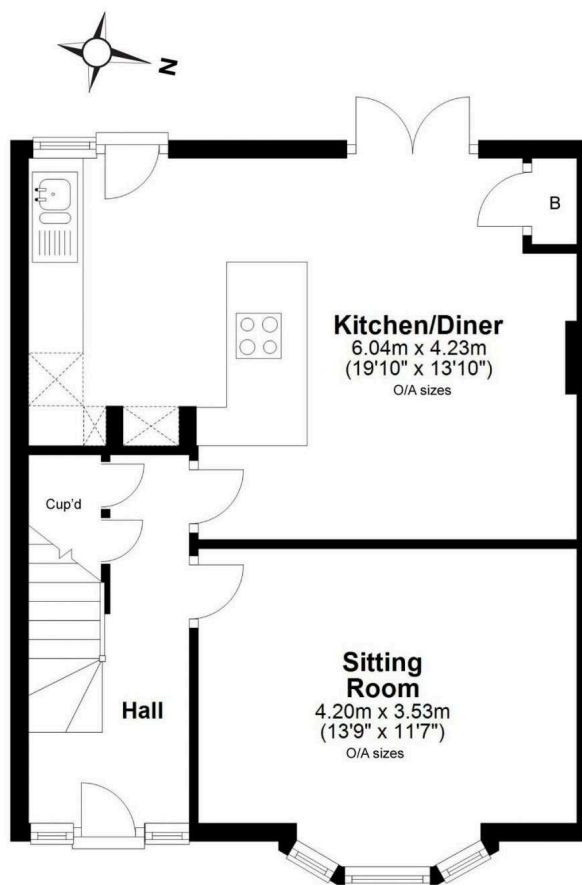




Trinity is a most sought after and respected residential area and is located approximately three miles to the north of the City Centre. It offers a variety of local shops and banking and Post Office services while neighbouring Goldenacre, Comely Bank and Stockbridge offer alternative facilities ranging from small speciality shops to large supermarkets.

Edinburgh City Centre is readily accessible by bus, tram or car, while the nearby Ocean Terminal shopping complex offers a range of retail outlets, restaurants, cinema and gym. There is also a wide variety of bars, restaurants and bistros in the nearby shore area. A good choice of recreational opportunities in the vicinity includes Inverleith Park, Victoria Park, and the Royal Botanic Gardens.

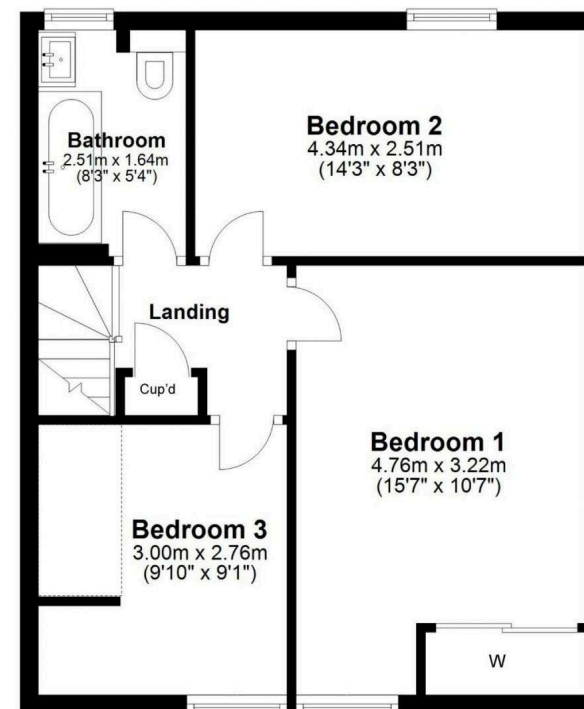
Extras: to include all fitted carpets and fitted floor coverings, light fittings and the integrated kitchen appliances and washing machine.



Ground Floor

Approx. 46.0 sq. metres (495.1 sq. feet)

Total Area: approx.
90.8 sq.metres (977.2 sq. feet)



First Floor

Approx. 44.8 sq.metres (482.1 sq. feet)



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WWW.VMH.CO.UK

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

T: 0131 622 2626 F: 0131 622 26267 E: property@vmh.co.uk

DX: 552210, Edinburgh 68

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