

campbell  
smith

2/1 Clark Place,  
Edinburgh,  
EH5 3BQ



- Ground floor flat
- Set in attractive communal gardens
- Popular factored development
- Entryphone
- Sitting room overlooking central green
- Kitchen
- 2 double bedrooms, both with built-in wardrobes
- Shower room
- GCH/DG
- Shared garden to rear
- Private single garage

Offers Over : £230,000





















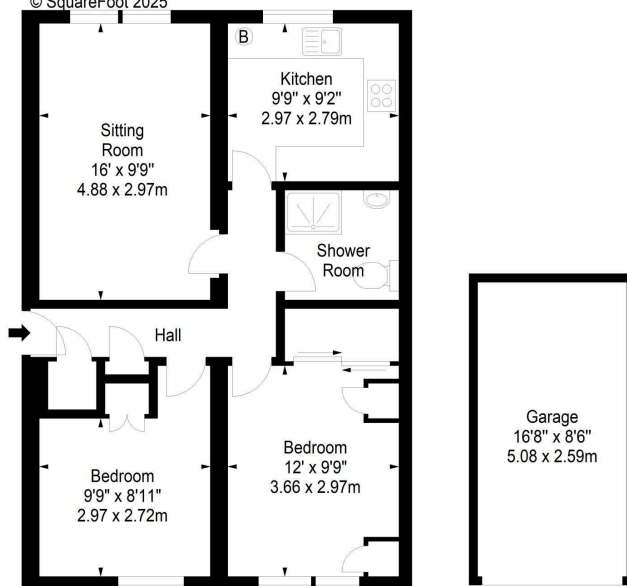




Clark Place,  
Edinburgh,  
Midlothian, EH5 3BQ



Approx. Gross Internal Area  
647 Sq Ft - 60.11 Sq M  
Garage  
Approx. Gross Internal Area  
142 Sq Ft - 13.19 Sq M  
For identification only. Not to scale.  
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Ground Floor



21 York Place, Edinburgh, EH1 3EN  
Tel: 0131 555 2999  
Fax: 0131 555 5450  
[camsmith.co.uk](http://camsmith.co.uk)



#### Extras

The fitted carpets, curtains and the kitchen white goods are included. No warranty is given regarding the services, systems or any appliances



#### Buses

No.23 to city centre from just outside development on Clark Road. Ferry Road - 14, 21, N14



#### Shops

Goldenacre, Morrisons on Ferry Road



#### Schools

Trinity Academy, St Thomas of Aquin's RC HS, Wardie PS, Holy Cross RC PS,



#### Parking

Private single garage



Council Tax Band - D



EPC - C



#### Factor

Trinity - 01/10/25 to 30/09/2026 is £492.10. Further details on request



#### Viewing

Telephone Campbell Smith on  
0131 555 2999

#### DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.