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Offers Over

**£215,000**

## 4/6 Clark Place

Trinity | Edinburgh | EH5 3BQ

Generously proportioned two bedroom second floor flat forming part of a leafy, well-maintained development in Edinburgh's highly desirable Trinity area. Close to reputable schooling, fantastic local amenities and convenient city-wide transport links, the property presents an excellent opportunity for purchasers to add their own style and create a home to their own specification.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Communal garden
-  Garage & on-street parking
-  EPC Band - D
-  Council Tax Band - D



## Description

The accommodation is accessed via a welcoming entrance vestibule which incorporates a meter cupboard with useful storage. This leads into a central hallway offering a handy cloak cupboard and access to all main apartments.

The bright and airy lounge diner enjoys a pleasant open outlook and provides ample space for both relaxing and dining furniture, making it ideal for everyday living and entertaining alike. The fitted kitchen is partially tiled in splash areas and comes complete with a range of freestanding white goods, offering a practical and functional workspace. There are two well-proportioned double bedrooms, both positioned to the rear of the property. The principal bedroom benefits from fitted sliding mirrored wardrobes, while the second bedroom features an integrated double cupboard, with both rooms offering excellent space for freestanding furniture and flexible layouts. Completing the accommodation is the bathroom, fitted with a three-piece suite including bath and partially tiled surround.

Further benefits include gas central heating, double glazing, and a secure door entry system.

Factor fees are approximately £550 per annum.



## Gardens & Parking

Externally, residents enjoy access to well-kept shared garden grounds to the rear. The property also benefits from a private single garage, along with on-street parking within the development and surrounding area.

## Extras

Selected fixtures and fittings, including; freestanding cooker, fridge, freezer, and washing machine, light fittings and fitted floor coverings.

## Viewing

By appointment through Neilsons 0131 625 2222.







## Location

Trinity lies approximately three miles north of the City Centre and boasts charming streets and fantastic nearby green spaces including Victoria Park, the vibrant Starbank Park and the magnificent Royal Botanical Gardens. A great assortment of day to-day amenities can be found in the immediate vicinity including a Sainsburys, Hairdresser, and popular coffee roastery Mr Eion. Further amenities can be found in neighbouring Newhaven, which has a great selection of brunch spots, pubs, restaurants and a large 24 hour Asda. Ocean Terminal also provides a variety of retail facilities as well as a multiscreen cinema complex and gym. The property is well placed for the commuter with convenient buses to the city and easy access to Edinburgh's fantastic network of cycle paths. Frequent buses link the area to most parts of the city as well as a regular service to Edinburgh Airport in neighbouring Newhaven.

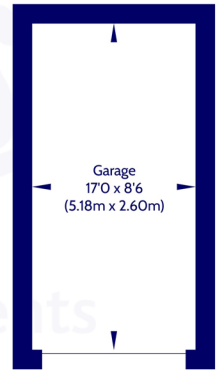




Approx. Gross Internal Floor Area 60 Sq M / 643 Sq Ft.



2nd Floor



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
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