



Trinity

1 Clark Avenue
EH5 3AT



Extended Semi-Detached House

OFFERS OVER £525,000

- Hallway with built in storage
- Sitting room/bedroom 4
- Dining/family room
- Modern family kitchen
- Utility room
- Shower room
- Rear vestibule
- 3 bedrooms
- Shower room

- Gas central heating
- Double glazing
- Versatile family accommodation
- Private front and rear gardens
- Private driveway
- Private garage
- Excellent transport links
- Good storage



Viewings - by appointment call
Beveridge & Kellas on 0131 554 6321



Viewing is highly recommended of this extended semi-detached house which is located in the popular Trinity district. The Trinity area lies to the North of the City Centre and has a range of local amenities and excellent public transport links to the City Centre and further afield. Nearby the Royal Botanic Gardens and Inverleith Park offer beautiful scenery with the development offering direct access to the North Edinburgh Cycle Route. The route offers easy access to the surrounding areas including, Newhaven, Stockbridge, and Leith.

The property is entered via an entrance hall with stairs to the upper level, understair cupboard, and the sitting room and kitchen off. The sitting room/bedroom 4 is front facing and has a bay window. Towards the rear is a spacious modern kitchen complete with plentiful base and wall units, kitchen island, integrated double oven, separate gas hob, freestanding fridge freezer, built in storage cupboard, double doors to the family room and the utility room off. The utility room offers additional base and wall units, freestanding washing machine and a sink unit. To the rear is bright and spacious extended family room featuring a skylight allowing natural light, sliding doors onto the rear decking, and the rear hall off. The rear hall gives access to the front garden and has a family bathroom off complete with walk in mains powered shower, separate bath, WC with concealed cistern, wash hand basin within a vanity unit and a heated towel rail.

Upstairs the landing has a built-in storage cupboard, and the rest of the accommodation off. To the front is a bright and spacious double bedroom. There is an additional bedroom to the front, and another to the rear, both of which feature fitted wardrobes. Completing the accommodation is a rear facing shower room with partially tiled walls, walk in mains powered shower, WC with concealed cistern, wash hand basin within a vanity unit and a heated towel rail.

The house enjoys an easy to maintain front garden, and a well cared for rear garden featuring a lawn area with shrub borders and a large decking area ideal for alfresco dining.

Additional benefits include a private driveway, a single garage, gas central heating and double glazing.

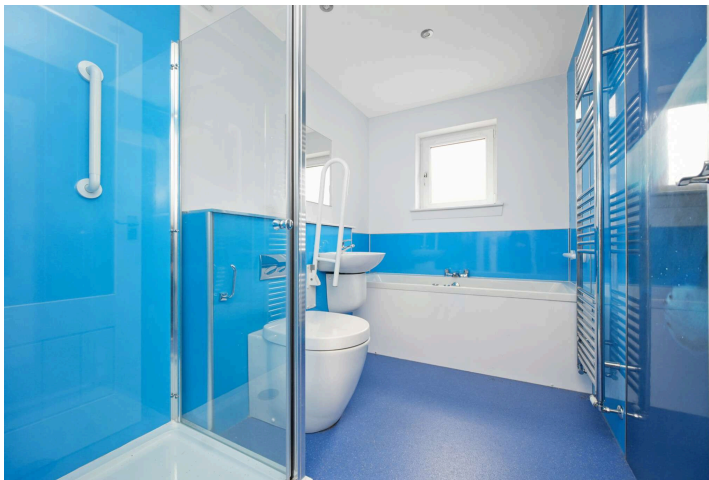
Note - Cars cannot access garage as extension built over driveway.

EXTRAS

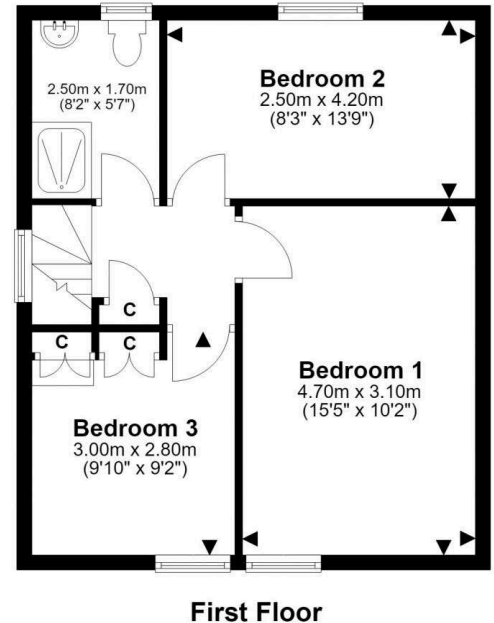
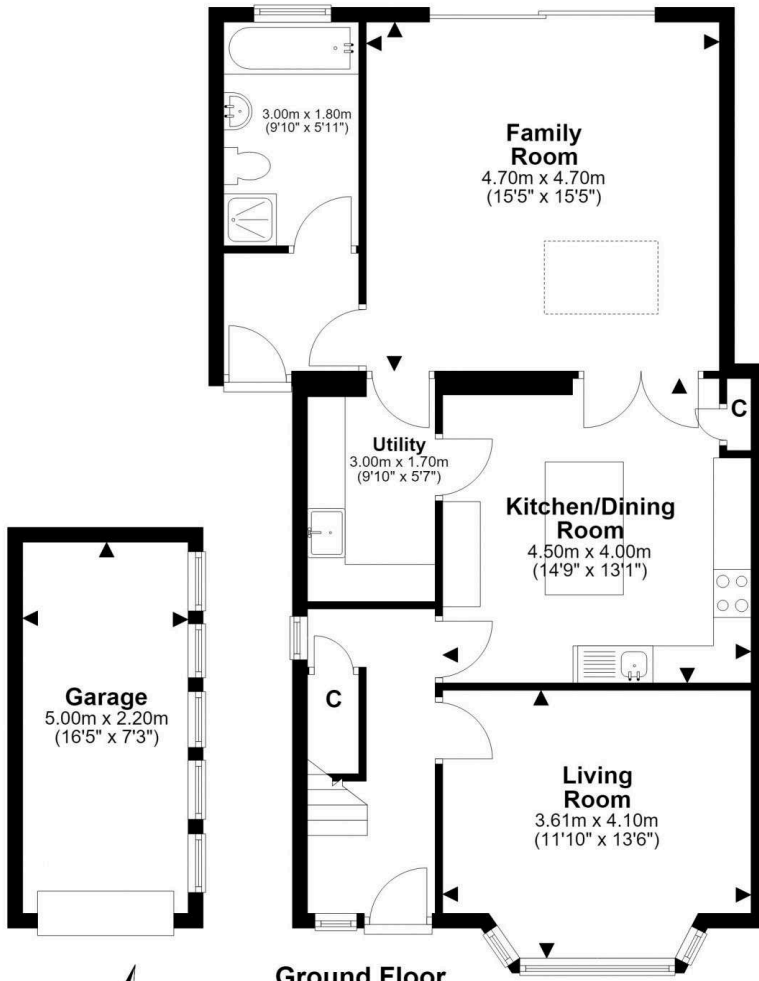
To include the white goods, carpets/blinds, light fittings and any garden sheds.

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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