



Offers over £230,000

2/1 Clark Place, Edinburgh, EH5 3BQ



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2



1



Bright Ground Floor Flat 2 Bedroom Flat with Single Garage Centered around lovely Communal Gardens

Set within an attractive development centered around lovely communal gardens, this bright, practical two-bedroom flat is located on the ground floor and benefits from a private single garage.

Bright Ground Floor Flat; Entrance Hall with Two Storage Cupboards; Living Room with Views Over Gardens; Separate Kitchen; Two Double Bedrooms with Built-In Wardrobes; Shower Room; Double Glazing; Gas Central Heating; Single Garage; Beautifully Maintained Communal Gardens; Residents Parking.

Factors Fee approximately £67 per month.

ACCOMMODATION (WIDEST POINTS)

Living room	16'0" x 9'8" (4.88 x 2.97)
Kitchen	9'8" x 9'1" (2.97 x 2.79)
Bedroom 1	12'0" x 9'8" (3.66 x 2.97)
Bedroom 2	11'10" x 9'10" (3.61 x 3.02)

LOCATION

Clark Place is a small development arranged around well-kept gardens in the sought-after area of Trinity, in the north of the city. There are local stores and coffee shops nearby on East Trinity Road and at Goldenacre, and the open spaces and recreational activities of Lomond Park and tennis club are also just moments away. The waterside restaurants and cafes of Newhaven Harbour are close at hand, as are the horticultural delights of The Royal Botanical Gardens. There is a 24-hour Asda at Newhaven, Morrisons on Ferry Road and the independent shops and eateries of Stockbridge are easily accessible, just beyond Inverleith Park. Traffic free commuting is a possibility given the proximity of the North Edinburgh Cycle Network, and for the motorist both Ferry Road and Lower Granton Road offer convenient access to the wider motorway network. The Newhaven Tram Terminus is approximately a mile away.

EXTRAS

White Goods, Blinds and Curtains included in the Sale.

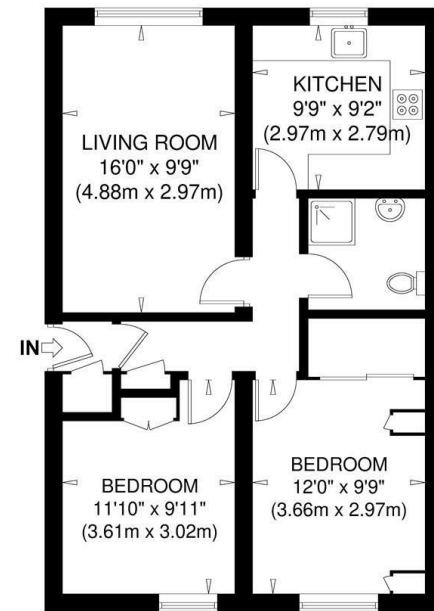
EPC RATING

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VIEWING

Viewing by appointment only please Telephone: 0131 554 6244.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 60.1 SQ M / 646 SQ FT

CLARK PLACE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 60.1 SQ M / 646 SQ FT
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be give the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.