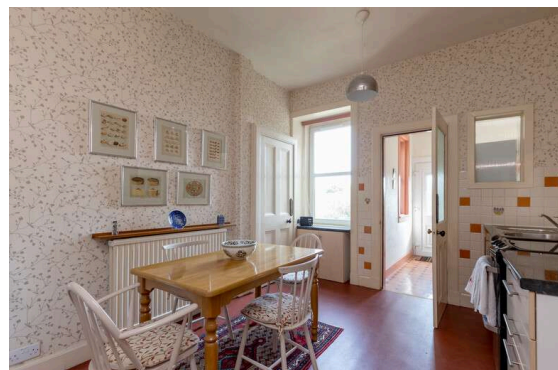


**26 Clark Avenue  
Edinburgh EH5 3AU**

**Offers Over £530,000**

- Beautiful bay window lounge with electric fireplace.
- Breakfasting kitchen fitted with a range of floor and wall mounted units, gas cooker and white goods included in the sale
- Four double bedrooms
- Shower room fitted with two-piece suite and electric walk in shower
- Utility room with additional storage space and white goods included in sale
- Beautiful private garden to rear
- Free on-street parking



## Upper Flat

Blair Cadell are delighted to bring to market this immaculate upper flat in the heart of Trinity. With four double bedrooms, a superb private garden and great access to the city centre, the property will appeal to many and must be viewed.

The accommodation comprises of a lovely welcoming hallway that is flooded with natural light from the cupola. Bay window lounge with an electric fireplace making it the perfect place for evening relaxing with family. Breakfasting kitchen fitted with a range of floor and wall mounted units, gas cooker and white goods included in the sale. There are three large double bedrooms with one featuring large fitted wardrobes and an optional fourth bedroom which could also be used as a dining room. A utility room to the rear of the property with additional storage space and white goods, and offers direct access to the back garden. Recently fitted shower room with a two-piece suite and electric walk in shower. Gas central heating and double glazing throughout the property for maximum efficiency. A stunning private garden to the rear of the property with a garden shed, is the perfect sun trap. Free on-street parking is also readily available to the front of the property. \*No warranties given for systems or appliances\*

Trinity lies to the north of the city centre which can be easily accessed via several frequent bus services that run close by and is in easy walking distance of the new tram terminus at Newhaven offering swift transport to the city centre and beyond. The property is adjacent to Victoria Park with outdoor sporting and leisure facilities for all ages and lies on the Edinburgh Cycle network for all those cycle enthusiasts. Within easy walking distance of historic Newhaven Pier and several gourmet fish restaurants it is perfectly located for an impromptu take away. Local facilities include Sainsburys, Co-op, Post Office and Leith Library plus a 24hr ASDA in nearby Newhaven. Entertainment is available at the Vue cinema complex at Ocean Terminal and all the popular bars and restaurants in the vibrant Shore area. The area is served by excellent primary and secondary schools both of which are within walking distance.

**Viewing by appointment on 0131 337 1800**

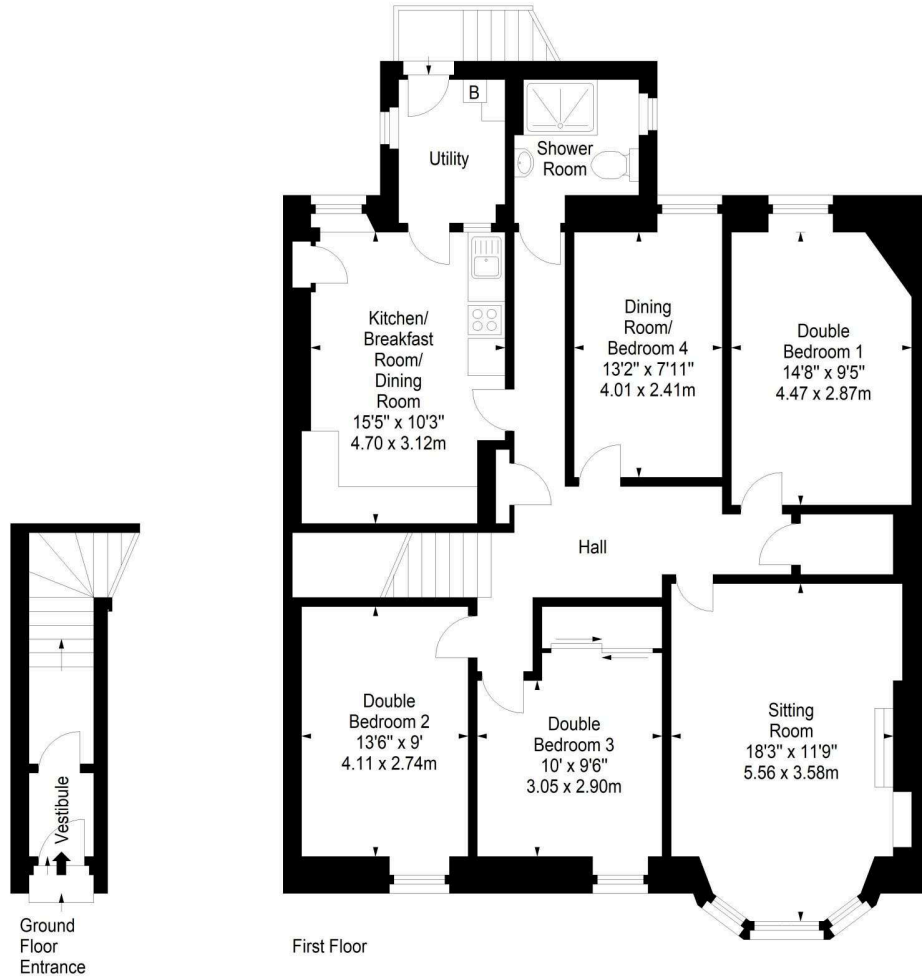
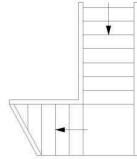
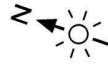




Clark Avenue,  
Edinburgh, EH5 3AU



Approx. Gross Internal Area  
1320 Sq Ft - 122.63 Sq M  
For identification only. Not to scale.  
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