



12/5 Clark Place  
Trinity, Edinburgh, EH5 3BQ





**Well presented 2 bed top floor flat with stunning views of Arthur's Seat & Edinburgh Castle.**

- Sitting room
- Kitchen/breakfast room
- 2 double bedrooms
- Bathroom with 3-piece suite
- Views of Arthur's Seat & Edinburgh Castle
- Well maintained factored development
- Single car garage & residents parking
- Attic storage space
- Secure entryphone system
- Gas central heating & double glazing

**Offers Over: £240,000**

**EPC Rating: C**

**Council Tax: D**

**Tenure: Freehold**

Further information can be found in the home report.

# About the Property

Situated in the desirable Trinity area to the North of the city centre this 2 bed top floor flat offers stunning views of both Arthurs Seat and Edinburgh Castle.

The property offers bright and spacious accommodation presented in move in condition.

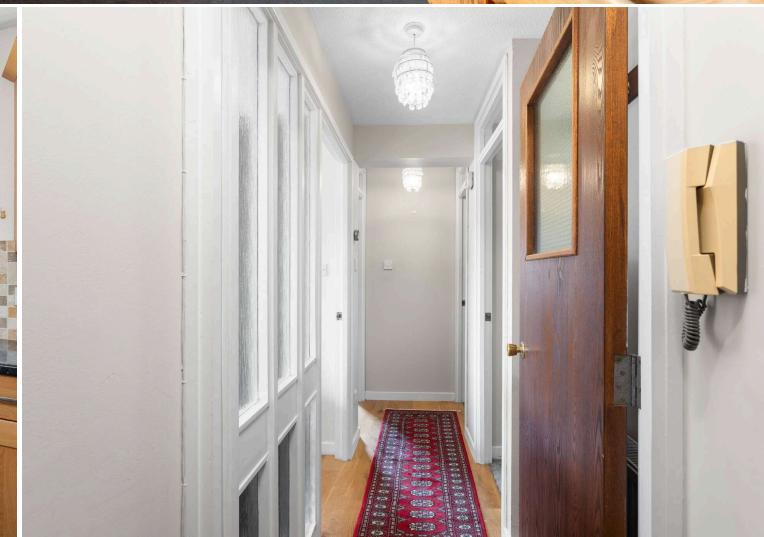
Further benefits include gas central heating, double glazing and a single car garage.

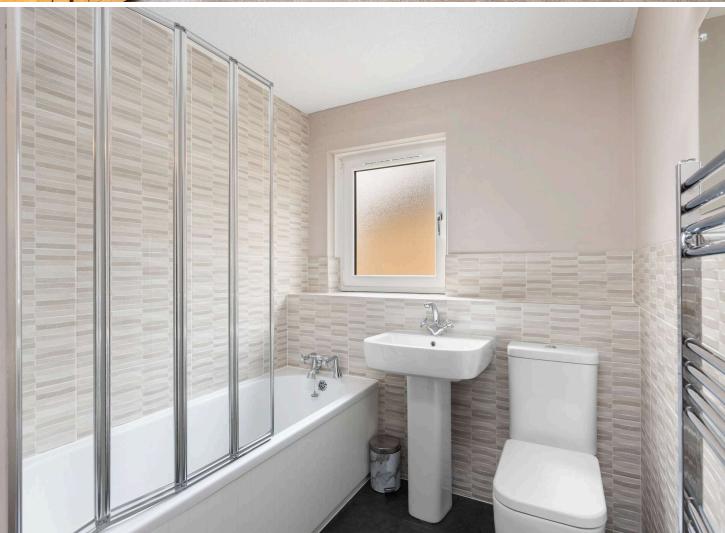
## Management

The development is factored by Trinity factors at a current cost of approx. £515 per annum to include ground and gutter cleaning, tree works and communal window cleaning. Fee does not include block buildings insurance.

## Extras

All fitted floor coverings, light fittings, curtains, blinds, hob, oven, extractor hood, fridge/freezer and washing machine are included in the sale price. Other items can be included subject to separate negotiation.



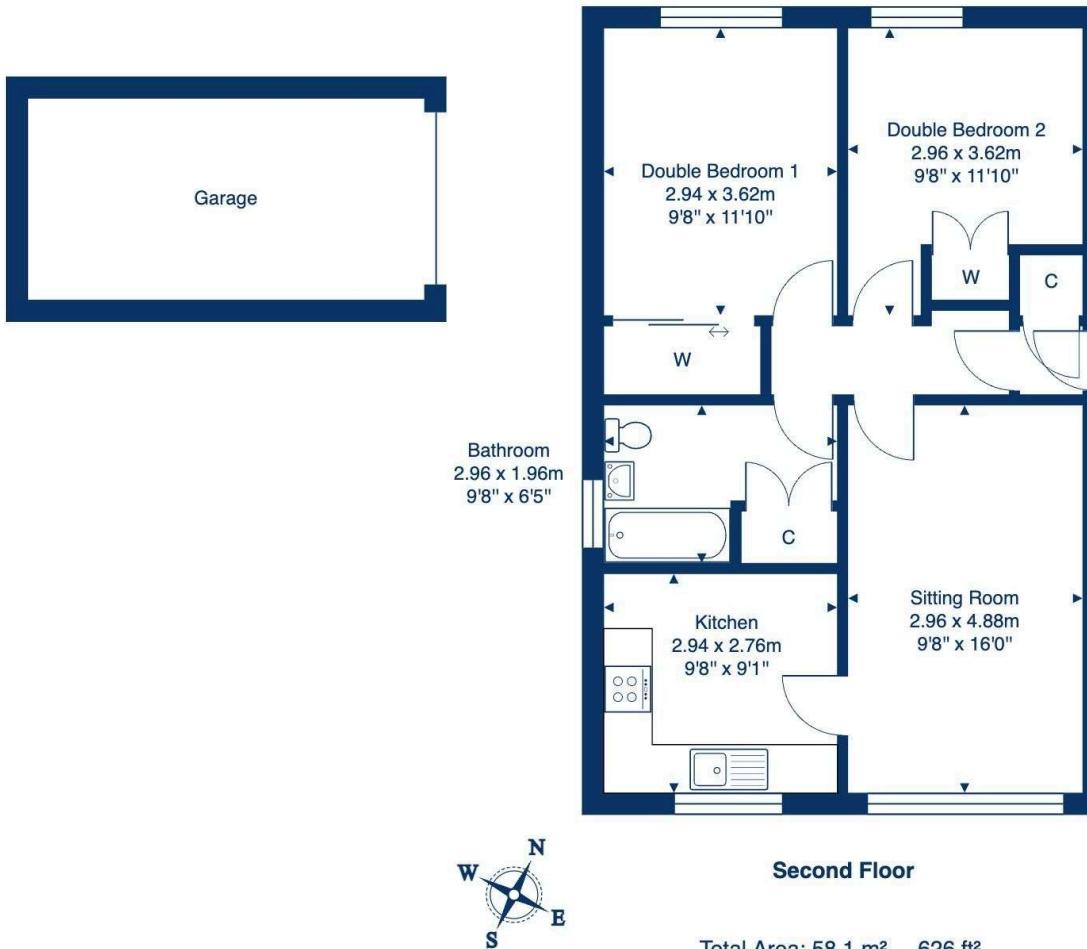


## Location

The property lies in the affluent and established district of Trinity Edinburgh about 2 miles from the city centre, close to the Firth of Forth. This is a high amenity district with pleasant leafy streets and a fine local park with an active tennis and bowling club, local shopping at Goldenacre and a Morrisons, Waitrose, Sainsbury's and Asda supermarkets in Ferry Road, Comely Bank, Craigmyle and Newhaven respectively. The Royal Botanic Gardens are also within easy reach. The cosmopolitan waterfront in Leith, Granton Harbour, Ocean Terminal shopping and leisure centres are in easy driving distance and there is good road access both to the east and west. Further more specialised shopping including coffee shops, bars and restaurants, are available in nearby cosmopolitan Stockbridge. Excellent schooling is represented in the state and private sector.



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