



13/2 Clark Place Fettes, EH5 3BQ

Spacious Ground Floor Flat set in popular residential development

- **Ground Floor Flat**
- **Spacious Lounge • Two double bedrooms with built in wardrobes**
 - **Shower Room • Double Glazing and Gas central heating**
 - **Single garage • Viewing recommended**



Description

Clark Place is located in a popular factored development in one of Edinburgh's most sought-after residential neighbourhoods, Trinity. The building has a secure entry phone system, a carpeted communal hall plus there is a shared rear garden. The accommodation comprises; an entrance vestibule with cupboard, spacious sitting room with potential for dining area, kitchen comprising wall and base units with co-ordinating work surfaces, two double bedrooms - both with built-in wardrobes, shower room. The flat has gas central heating, double glazing and its own private single garage.

Location

The excellent local amenities of Goldenacre are on the doorstep, whilst Stockbridge's renowned range of shops, bars, cafes, and restaurants are within easy reach. There is a Waitrose supermarket in Comely Bank, a Morrisons supermarket on Ferry Road whilst nearby Craigleith Retail Park includes a Sainsbury's supermarket, a Marks & Spencer and a range of High Street retailers. The property is also ideally placed for ready access to local schooling, plus the city centre via good local bus services. Inverleith Park and the Royal Botanic Gardens are

within walking distance.

Garden/ Garage

Communal gardens to the front and rear of the apartment. A private single garage with tilt and turn door is located at the development and forms part of the sale.

Note

The property is sold as seen and no warranties will be provided. As of February 2022, the law in respect of Smoke/Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

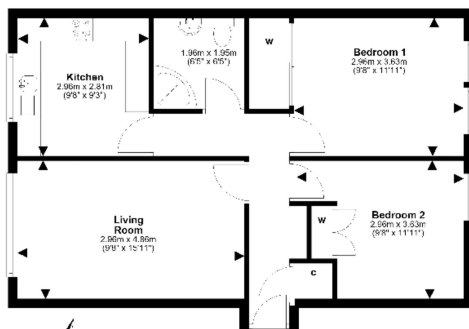
Trinity Factors manage the development.

Price And Viewing

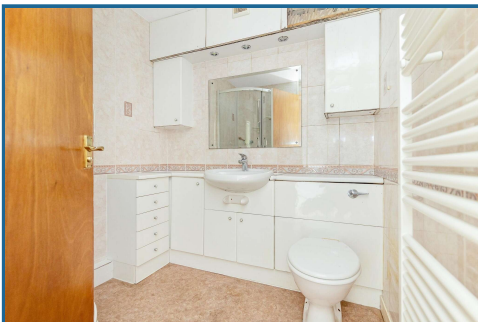
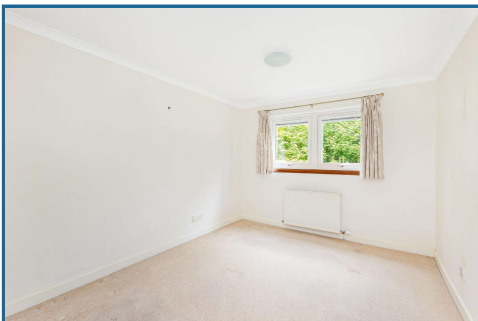
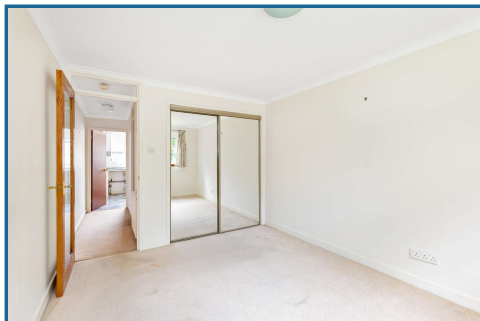
For price and viewing information or further details on this property please contact agents on 0131 220 7122

EPC Rating-C
Council Tax Band-D





(THIS PLAN IS FOR REFERENCE PURPOSES ONLY AND A READER SHOULD NOT RELY ON IT WITHOUT A PROFESSIONAL SURVEYOR'S REPORT.)
The dimensions of the property are given in metres and feet (rounded up to the nearest foot).



Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a laser measuring device and are taken at the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. All layout plans are schematic diagrams for reference only and not to scale. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

espc

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