

44 Clark Avenue

TRINITY, EDINBURGH, EH5 3AY



*GENEROUSLY PROPORTIONED THREE BEDROOM
TERRACED HOUSE IN EDINBURGH'S POPULAR
TRINITY AREA*



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McEwan Fraser Legal is delighted to present this generously proportioned, modernized three-bedroom terraced house in Edinburgh's sought-after location, Trinity. The house boasts a modern extension creating an inviting living/kitchen/dining space for families and entertaining.

Inside, the property comprises a spacious living area which is front-facing and offers various possibilities for furniture arrangements.





The fully equipped kitchen, which is modern and fitted with a hob, fan oven and integrated white goods and forms part of the modern extension. In addition, you will find a modern dining space and access to a decking area and a private rear, enclosed garden.

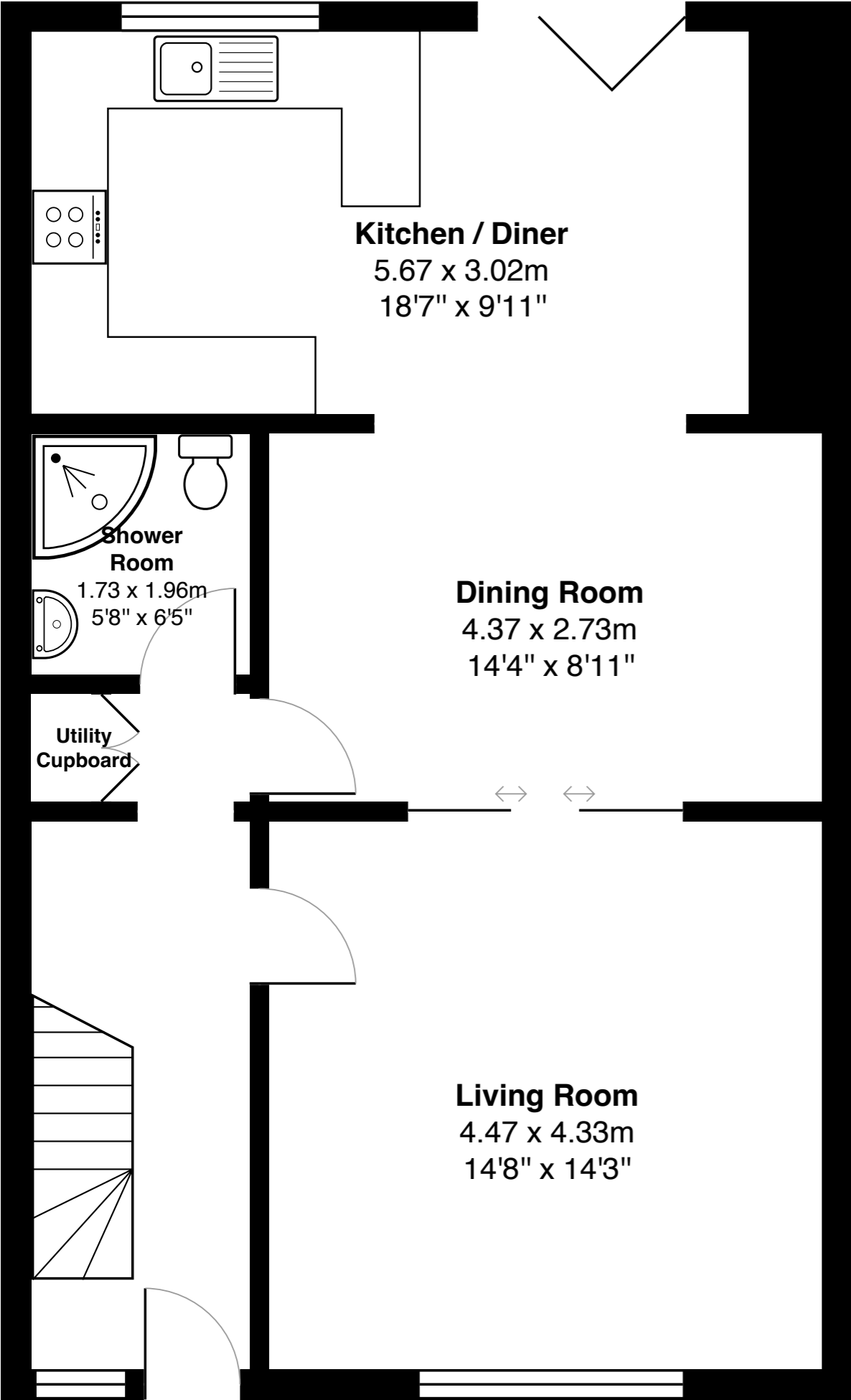




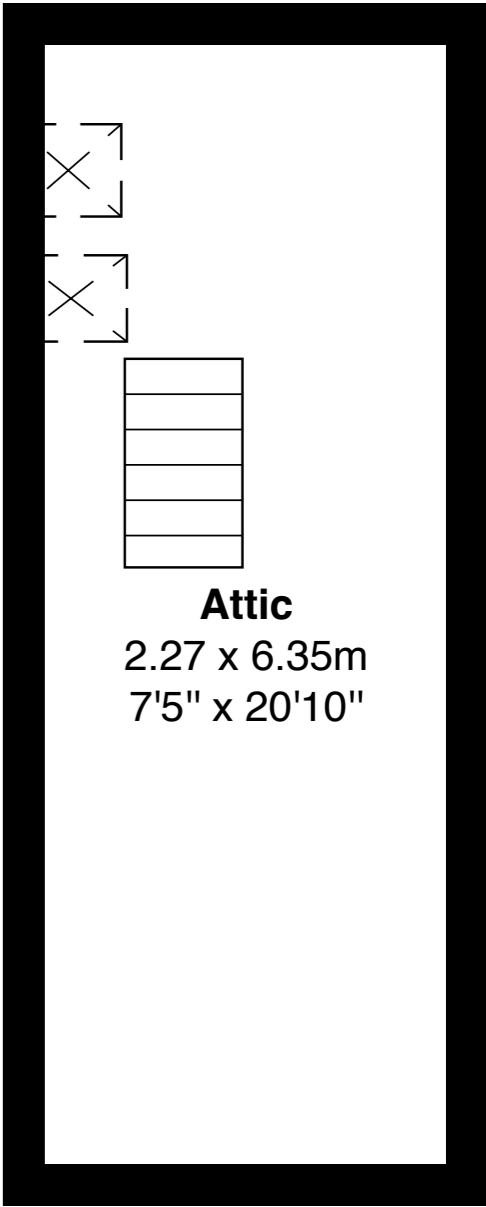
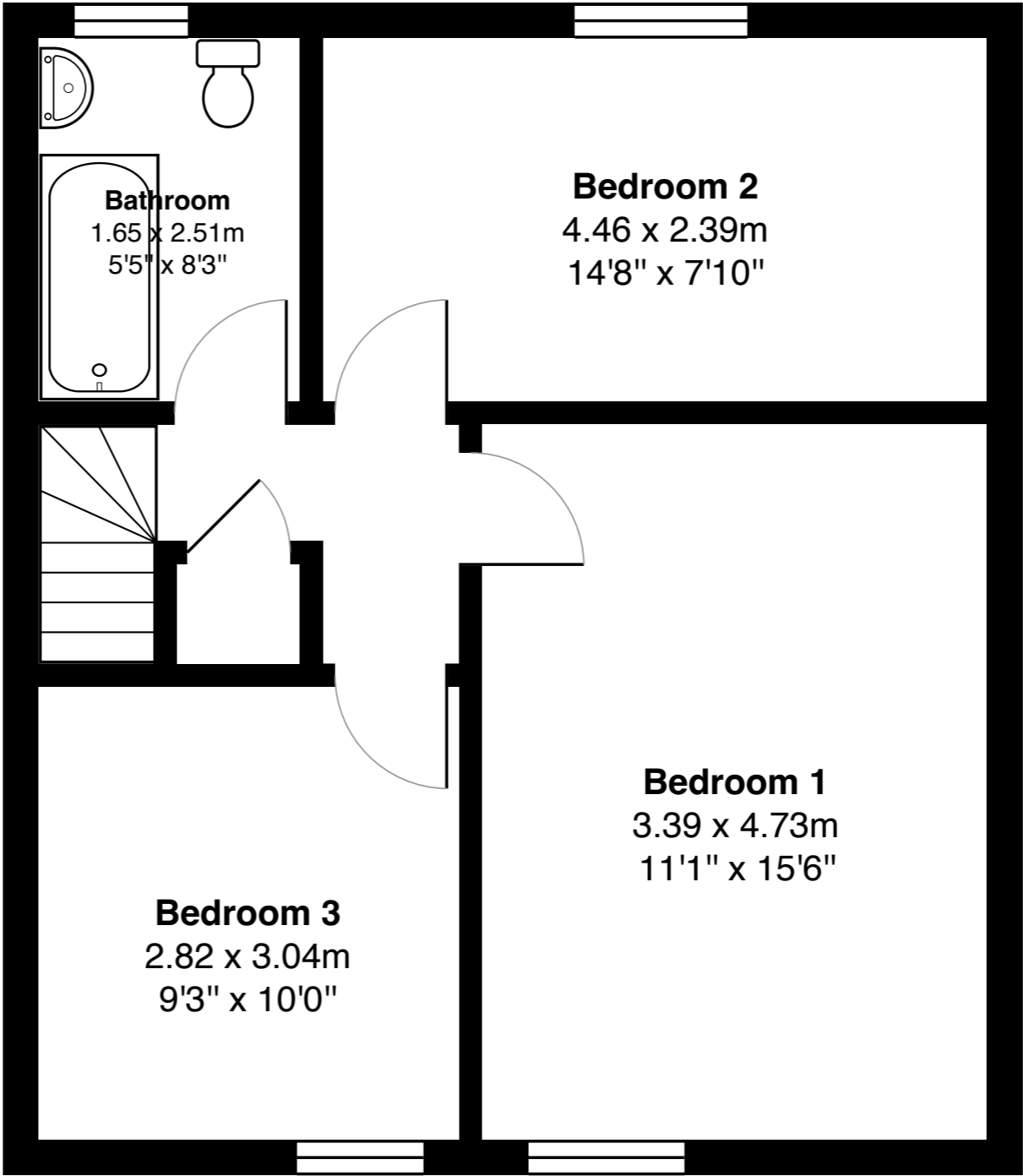
There are three bedrooms, which are spacious and range in size from the master bedroom to the third bedroom, which is a single bedroom/home office.



The property boasts two bathrooms. One modern shower room on the ground floor and a modern bathroom on the first floor.



Gross internal floor area (m²): 108m²
EPC Rating: C



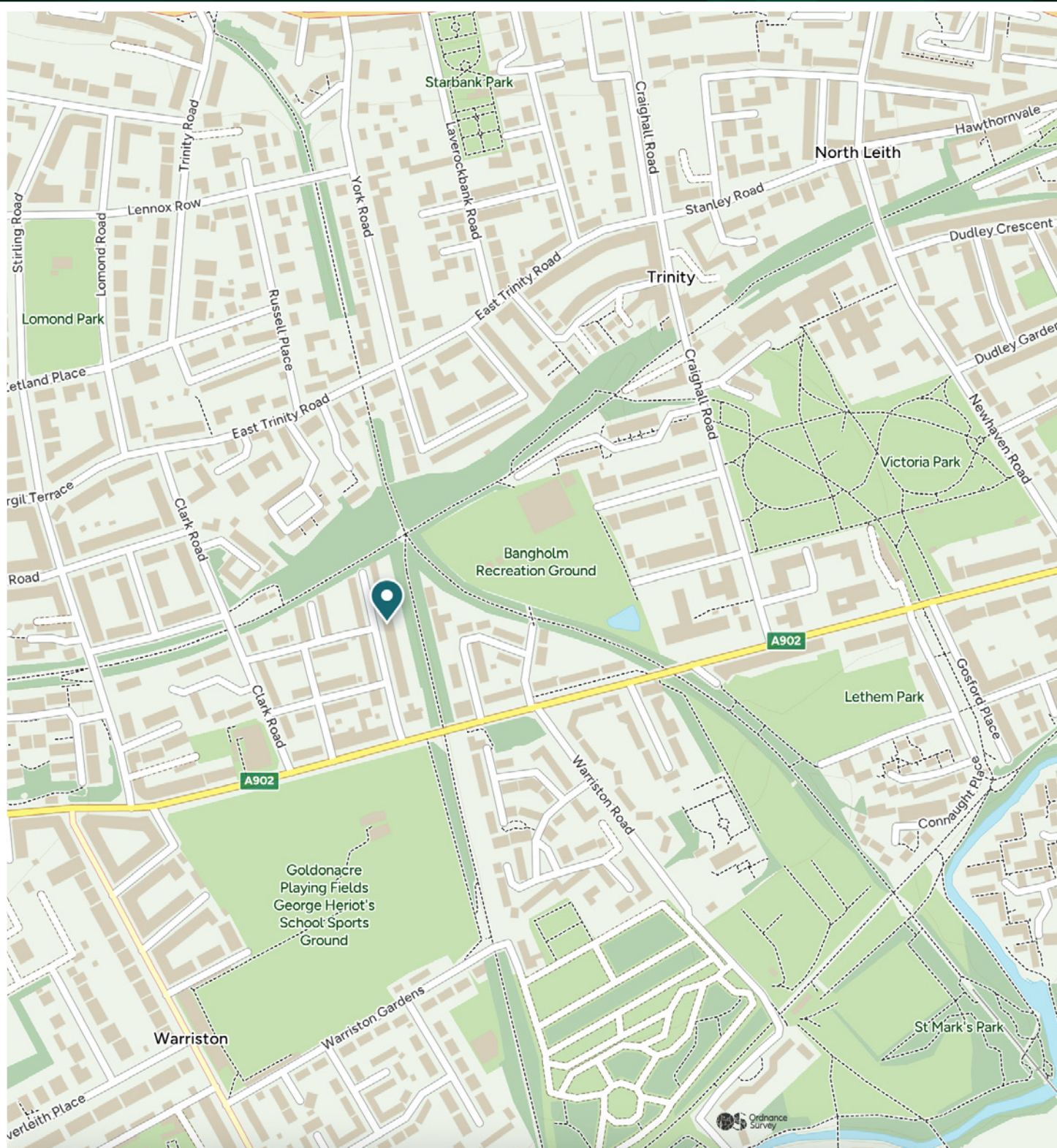


In addition to this, the property includes gas central heating, double-glazed windows, a private rear garden, a private front garden/driveway with EV charger installed, additional free on-street parking, and a carpeted attic space offering excellent additional storage. All of these components fit nicely to create a welcoming family home.



Nestled in the heart of Edinburgh’s vibrant northern waterfront, Trinity offers a unique blend of serene, established charm and contemporary city living. This highly sought-after conservation area is characterized by its elegant Victorian and Georgian villas, set along quiet, leafy streets that provide a peaceful retreat from the city bustle. With the picturesque Victoria Park at its center, famous for its ornamental pond and tennis courts, the area boasts a strong sense of community and natural beauty.

Excellent local amenities, including boutique shops and inviting cafes, are just a short stroll away. Trinity also enjoys superb connectivity, offering swift access to the city center, the financial district, making it a perfect haven of tranquility without sacrificing convenience. This is a prestigious address where heritage and modern life meet in perfect harmony.



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