

# Flat 3, 2 Clark Place

TRINITY, EDINBURGH, EH5 3BQ



*SPACIOUS TWO BEDROOM FIRST  
FLOOR FLAT IN TRINITY*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



McEwan Fraser Legal is delighted to present this generously proportioned two-bedroom first-floor flat to the market. Inside, the property comprises of a spacious living area which is flooded with natural light from the large windows and offers various possibilities for furniture arrangements and can accommodate a dining space.





There is a fully equipped breakfasting kitchen which is in good order with gas hob, fan oven and fitted with free-standing white goods.





The flat boasts two generous double bedrooms both of which are similar in size and both have integrated wardrobe space.





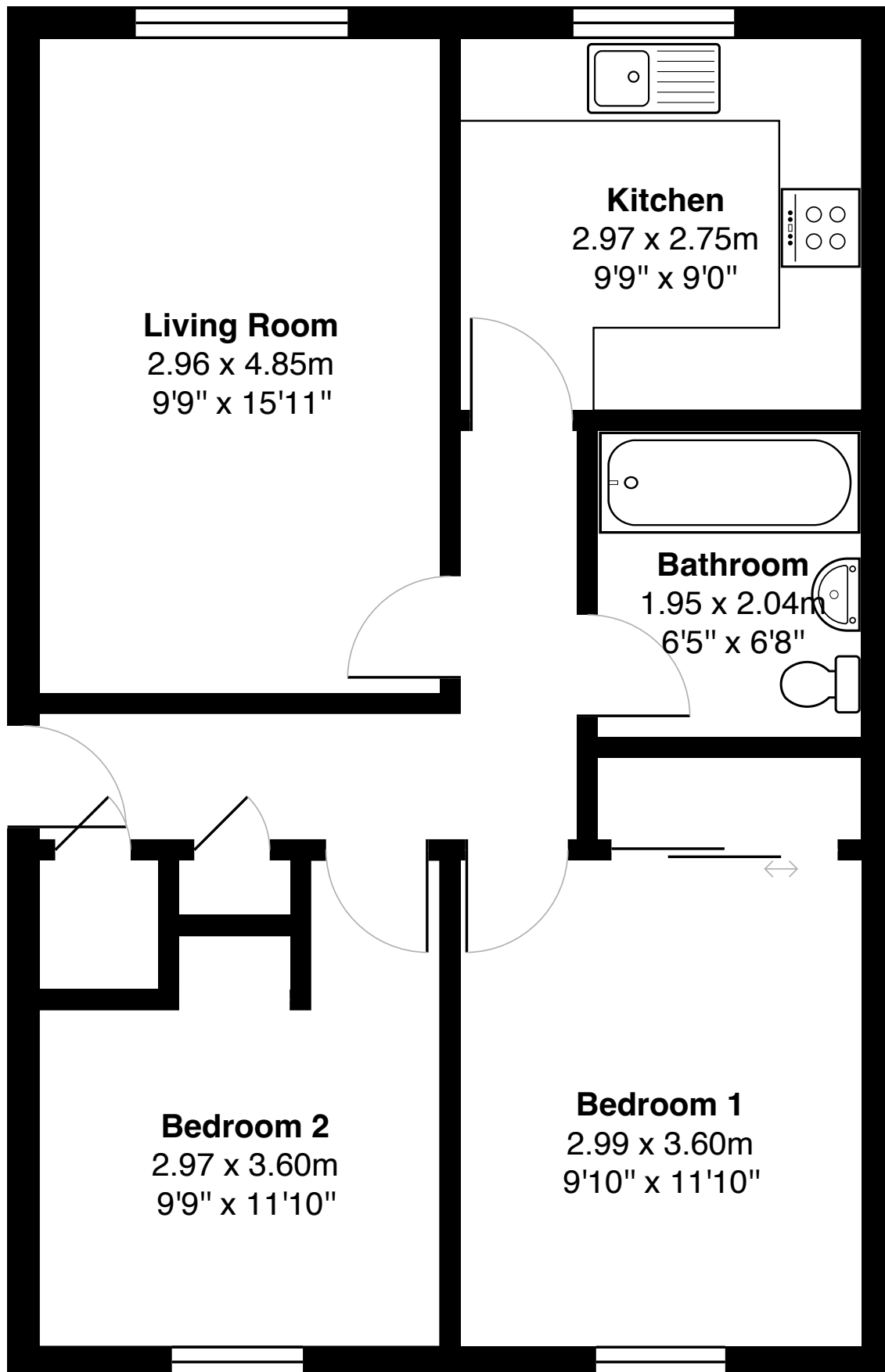
**Bedroom 2**





There is one main family bathroom which is fitted with an electric shower over the bath and is in modern condition.





Gross internal floor area (m<sup>2</sup>): 59m<sup>2</sup>

EPC Rating: C



In addition to this, the property includes off-street parking, a single garage, attic access with Ramsay ladder, double-glazed windows, gas central heating and is a cosy and cost-effective home, year-round.







**BOTANIC GARDENS**

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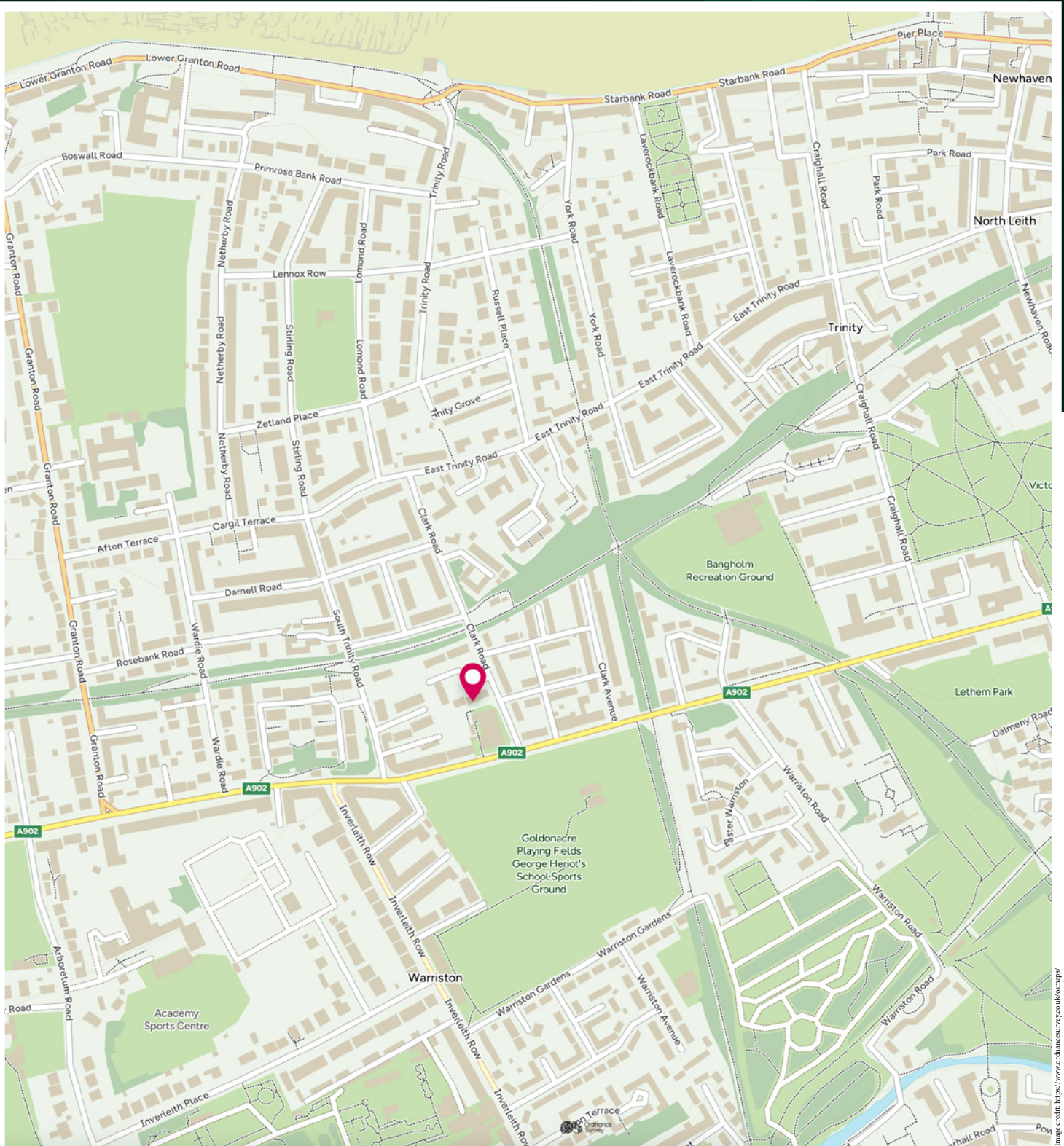
The Trinity area of Edinburgh is an affluent residential neighbourhood located about 2 miles north of the city centre, known for its peaceful, leafy streets and elegant Victorian and Edwardian homes. Popular with families and professionals, it offers a suburban atmosphere while remaining well-connected to the city via public transport and major roads.

The area features beautiful period properties, green spaces like Victoria Park, the Botanic Gardens and Inverleith Park. The walkways created on some of Edinburgh's old railway lines which radiate out from Warriston offer country like walks yet within the very heart of the City. Local amenities include shops, cafes, and restaurants, along with good schools.

Trinity is close to the regenerated areas of Newhaven and Leith, offering trendy dining and cultural attractions. With a strong community feel and a safe, welcoming environment, Trinity is a highly desirable place to live.

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## **The Location**



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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