

22 DARNELL ROAD
TRINITY, EDINBURGH, EH5 3PL

CURRAN & CO
PROPERTY



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FIXED PRICE £350,000



'Situated on a quiet residential street, 22 Darnell Road is an exceptionally spacious main door flat which boasts a range of period features and private gardens to the front and rear'

- Impressive Victorian Main Door Flat
- Spacious Bay Windowed Living Room
- Dining Room with Modern Kitchen
- Double Bedroom & Box Bedroom/Home Office
- Bathroom
- Gas Central Heating & Double Glazing
- Private Front & Rear Gardens
- Unrestricted On Street Parking



Description

Situated on a quiet residential street in sought-after Trinity, 22 Darnell Road is an exceptionally spacious main door flat which forms part of a Victorian tenement building and boasts private gardens to the front and rear. A range of original features have been retained, and whilst presented as a one bedroom, the accommodation offers buyers the flexibility to utilise the space as a two bedroom property.

The accommodation comprises: tiled entrance vestibule; hallway with three storage cupboards (one of which is of walk-in size); spacious living room with wood panelled bay window, ornate coinciding, shelved press with glass display and feature gas fireplace; dining room with French doors opening to the garden, fitted storage unit housing the fridge/freezer, and pantry cupboard; well-equipped kitchen off the dining room with

base and wall-mounted units, integrated oven, dishwasher, stainless steel gas hob and extractor hood; double bedroom with expansive fitted wardrobes and original decorative fireplace; generously proportioned box room which would make an ideal home office or single box bedroom; and modern bathroom with shower over the bath, fitted storage and heated chrome towel rail.

Further benefits of this property include gas central heating via a well-maintained combi boiler, double glazing throughout and a range of period features including original stripped wood doors and stripped wood flooring throughout (with the exception of the kitchen and bathroom).

To the front of the property there is a fenced and gravelled front garden with a tiled path leading to the front door. There is

a secluded, private rear garden which is fenced and paved, with gravelled section.

Unrestricted street parking is available to the front of the property on Darnell Road.

Note

Some images used in marketing this property have been virtually staged. It should be noted that this property is empty.

EPC Rating

The energy efficiency rating for this property is band D.

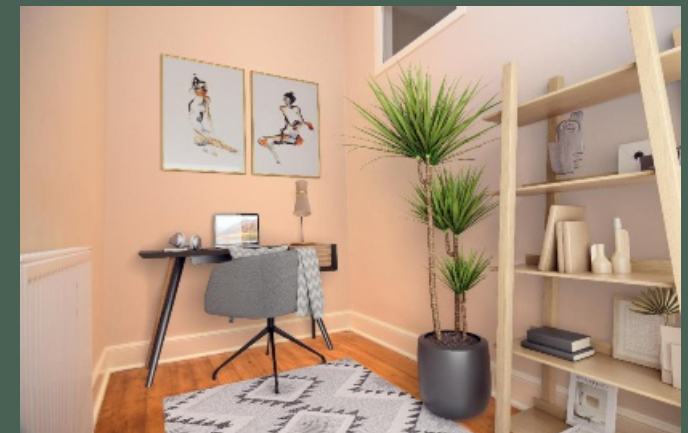
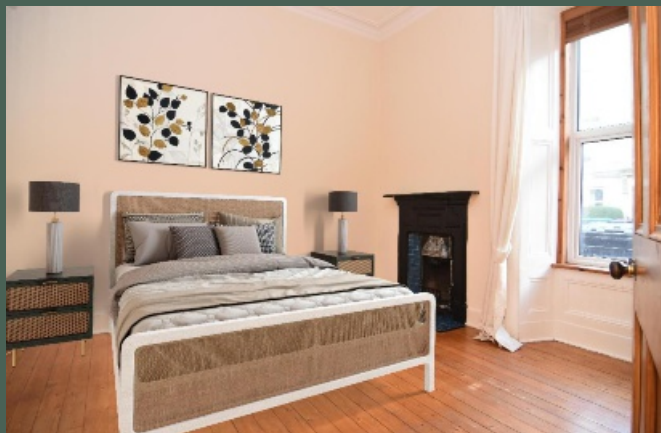
Council Tax

This property is subject to council tax band E.

Viewing

Viewing is by appointment. Please contact our office to arrange.







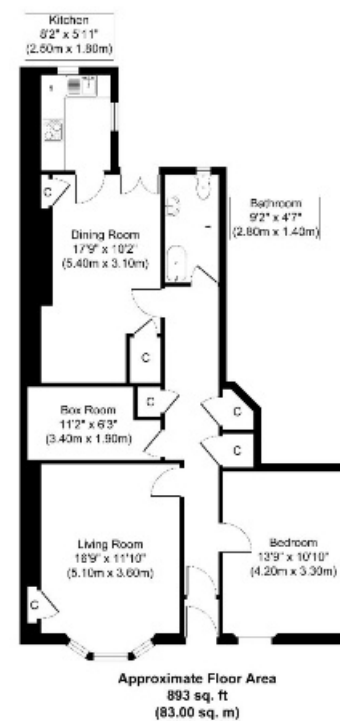
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Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.