

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/Bedroom 2
- Living/Dining Room & 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 / bedroom 2 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 boxroom 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

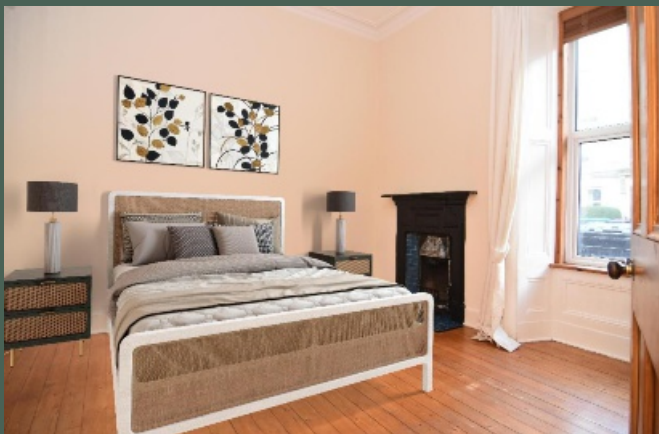
This property is subject to council tax band E.

#### Viewing

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









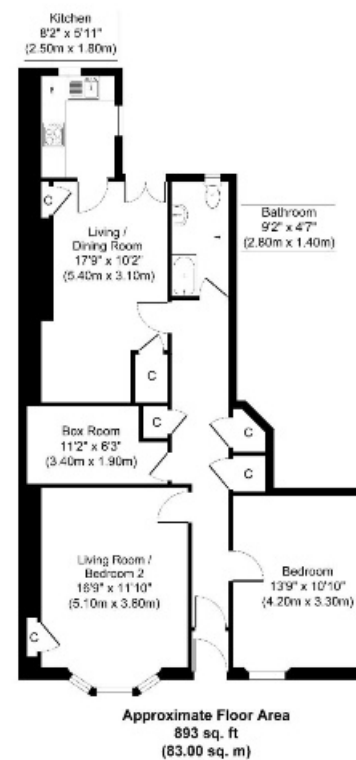
# CURRAN & CO PROPERTY

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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.