



16 Darnell Road  
Trinity, EH5 3PL



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# 16

Darnell Road

Early viewing is highly recommended of this spacious and contemporary 4 bedroomed terraced family home set over three levels.

- Contemporary 4 bedroomed family home
- Private gardens front and rear
- Unrestricted on street parking
- Gas central heating and double glazing
- Excellent location

Offers Over : £650,000

Home Report: £675,000

EPC Rating: C

Council Tax: F

Tenure: Freehold





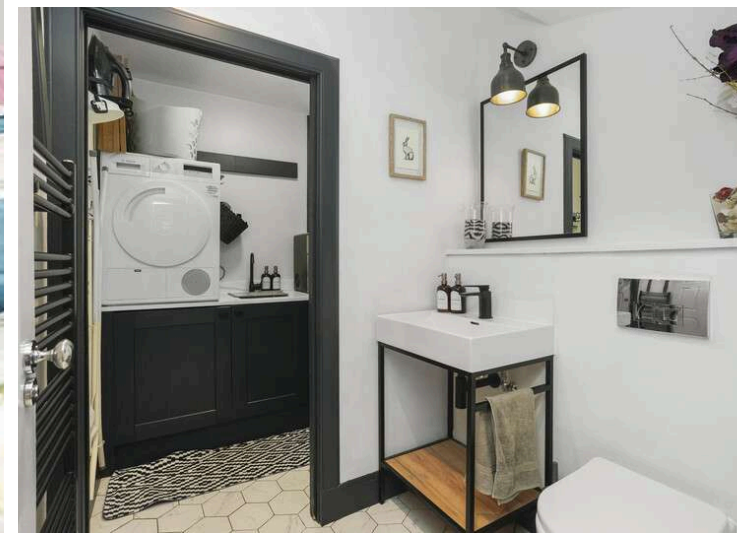
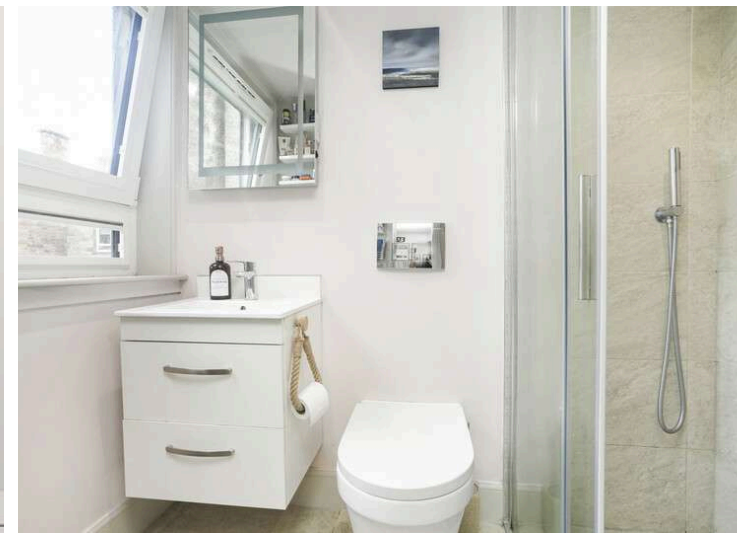
The property opens to an entrance vestibule which in turn leads to an entrance hall with understairs storage. To the front the cosy bay windowed sitting room has a feature fireplace with multifuel burner. The hub of this home is the open plan lounge/kitchen/dining room with bifold doors to the rear garden. The lounge has by built in storage units with under lighting and flows into the kitchen space. The kitchen/dining space offers a kitchen island with induction hob in addition to a range of wall and base units, electric double oven, microwave, dishwasher and fridge/freezer. The ground floor is completed with a utility room/W.C with 2 piece suite and washing machine.

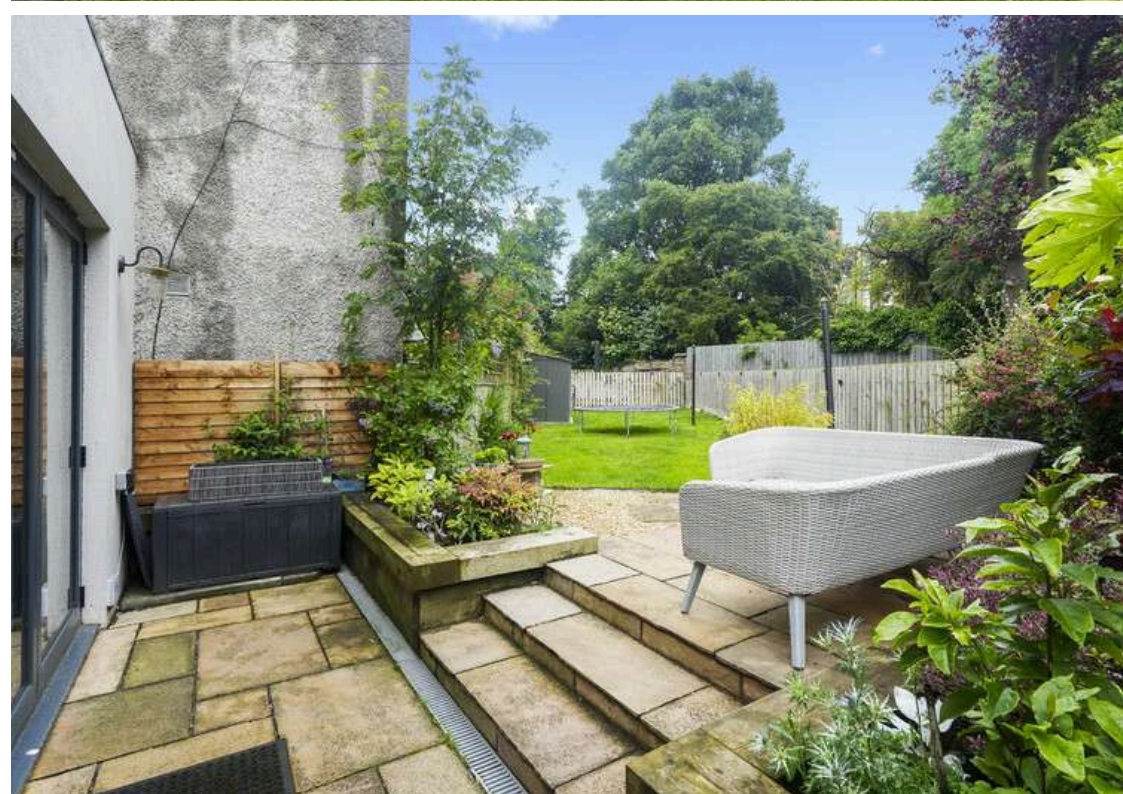
Upstairs the first floor offers two good size double bedrooms and a smaller single room which could be a nursery or home office. A family bathroom can be found on this level with 3-piece suite and shower off the mains.

The master bedroom can be found on the top floor with plenty of built in storage and en suite shower room with 3-piece suite with electric light mirror and shower off the mains, completing this property.

The property benefits from a well-presented rear garden accessed from the bifold doors in the kitchen. The garden is mostly laid to lawn with patio and decked areas for sitting out and raised vegetable beds.

Extras - to include the aforementioned white goods (no warranties to be given) all carpets, curtains (not including those in the sitting room) window shutters and garden sheds.

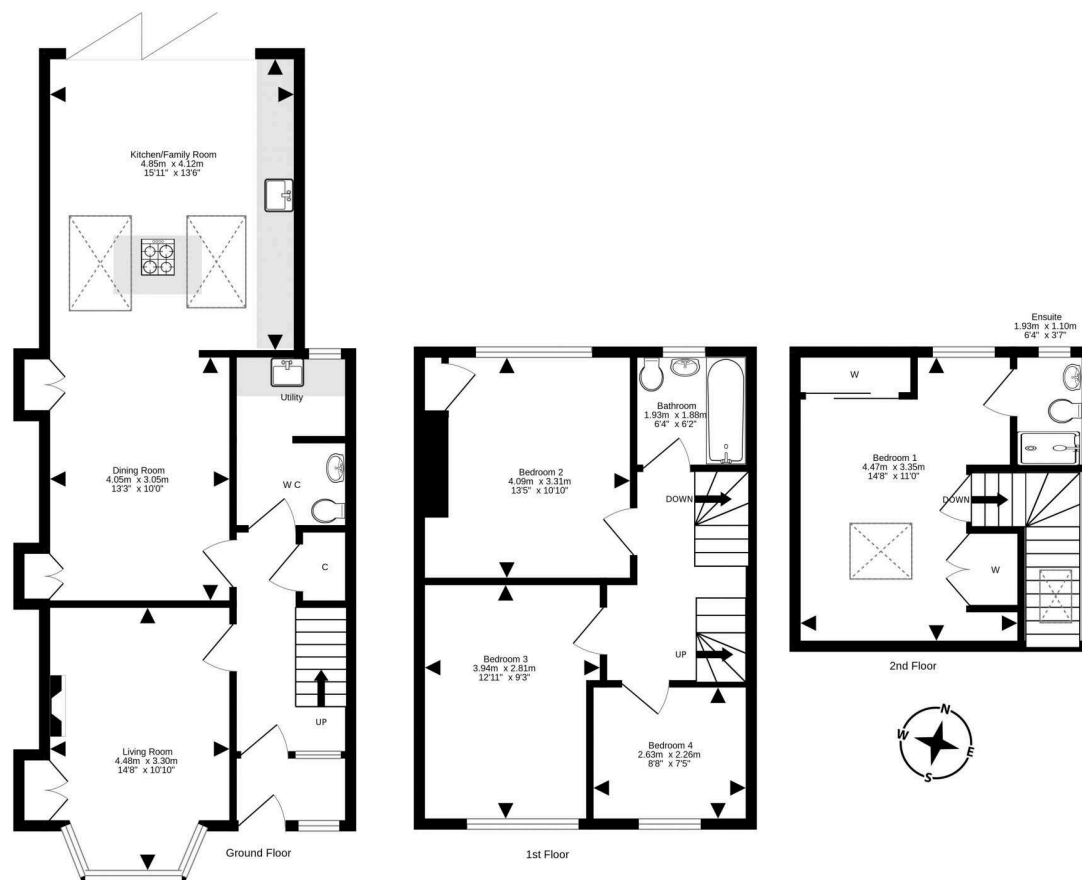




Trinity is a most sought after and respected residential area and is located approximately three miles to the north of the City Centre. It offers a variety of local shops and banking and Post Office services while neighbouring Goldenacre, Comely Bank and Stockbridge offer alternative facilities ranging from small speciality shops to large supermarket.

Edinburgh City Centre is readily accessible by bus, tram or car, while the nearby Ocean Terminal shopping complex offers a range of retail outlets, restaurants, cinema and gym. There is also a wide variety of bars, restaurants and bistros in the nearby shore area. A good choice of recreational opportunities in the vicinity includes Inverleith Park, Victoria Park, and the Royal Botanic Gardens. The North Edinburgh Cycle Path network can be accessed in the nearby streets allowing for an alternative way to get around the city.

Excellent schooling can be found nearby with the property being in the catchment area for Wardie Primary and Trinity Academy.



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024



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