



11/1 Darnell Road

Trinity, Edinburgh, EH5 3PQ



VMH ESTATE AGENTS



Impressive 3 bedroom first floor flat forming part of a traditional tenement and located in the highly sought after residential area of Trinity.

- Sitting room with bay window
- Fitted kitchen
- Double bedroom 1 with study off
- 2 further double bedrooms
- Family bathroom
- Desirable residential area
- Charming period features
- Shared rear garden
- Permit parking
- Gas central heating & double glazing



Offers Over: £390,000

EPC Rating: C

Council Tax: C

Tenure: Freehold

Further information can be found in the home report.

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About the Property

Forming part of a handsome traditional tenement, this generously proportioned, stylish 3 bedroom first floor flat is located in the highly sought after residential area of Trinity. The property lies within easy reach of local amenities and the city centre.

The superb interior is bright and tastefully presented throughout and complemented by charming period features such as decorative cornicing, attractive fireplaces and stripped and varnished floorboards.

Extras

All fitted floor coverings, blinds, curtains, light fittings, cooker, extractor hood, fridge/freezer, dishwasher and washing machine are included in the sale price. Some items of furniture are available by separate negotiation.



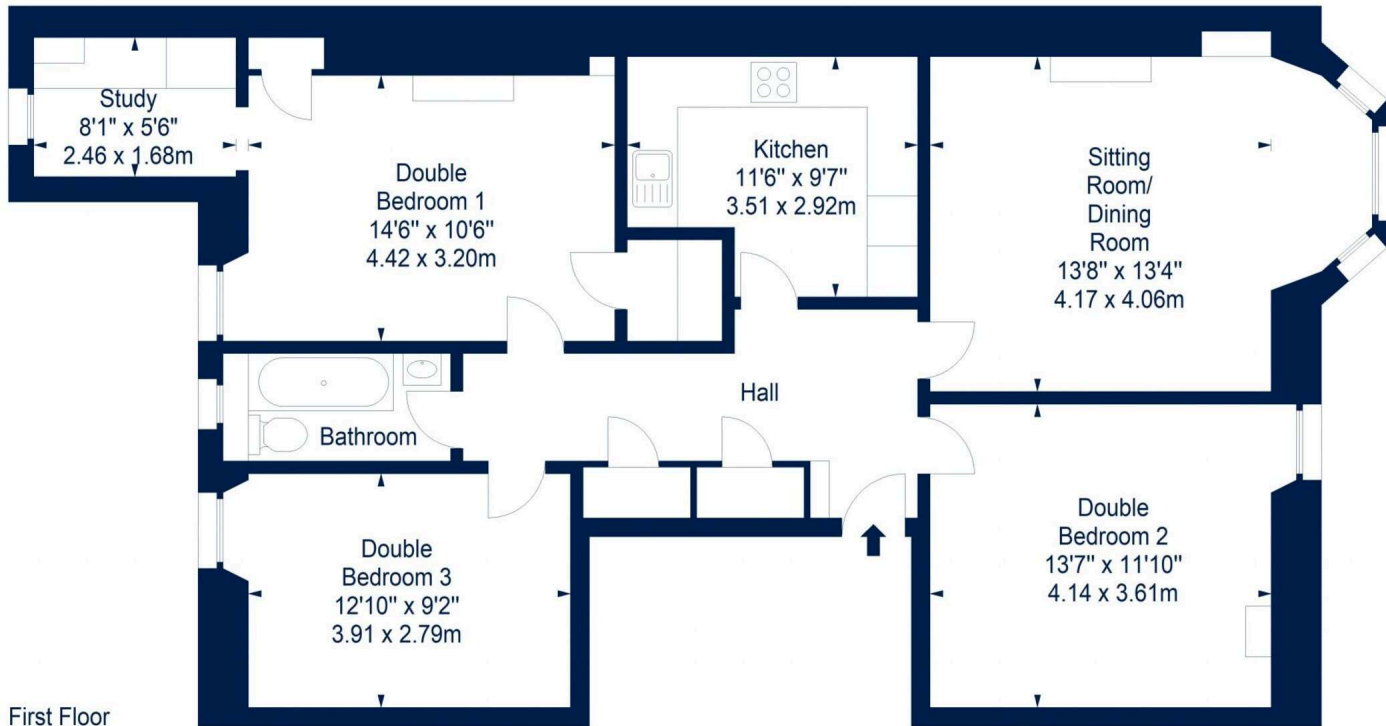


Location

The property lies in the affluent and established residential district of Trinity, approximately 2 miles from the city centre and close to the Firth of Forth. This is a high amenity district with pleasant leafy streets and a fine local park with an active tennis and bowling club. There is fantastic local shopping at Goldenacre and a Morrisons, Waitrose, Sainsbury's and Asda supermarkets all nearby. The Royal Botanic Gardens are also within easy reach. The cosmopolitan waterfront areas of Leith and Granton Harbour are close and include excellent shopping and dining facilities at the Ocean Terminal shopping centre and Commercial Quay. Excellent schooling is represented in the state and private sector.

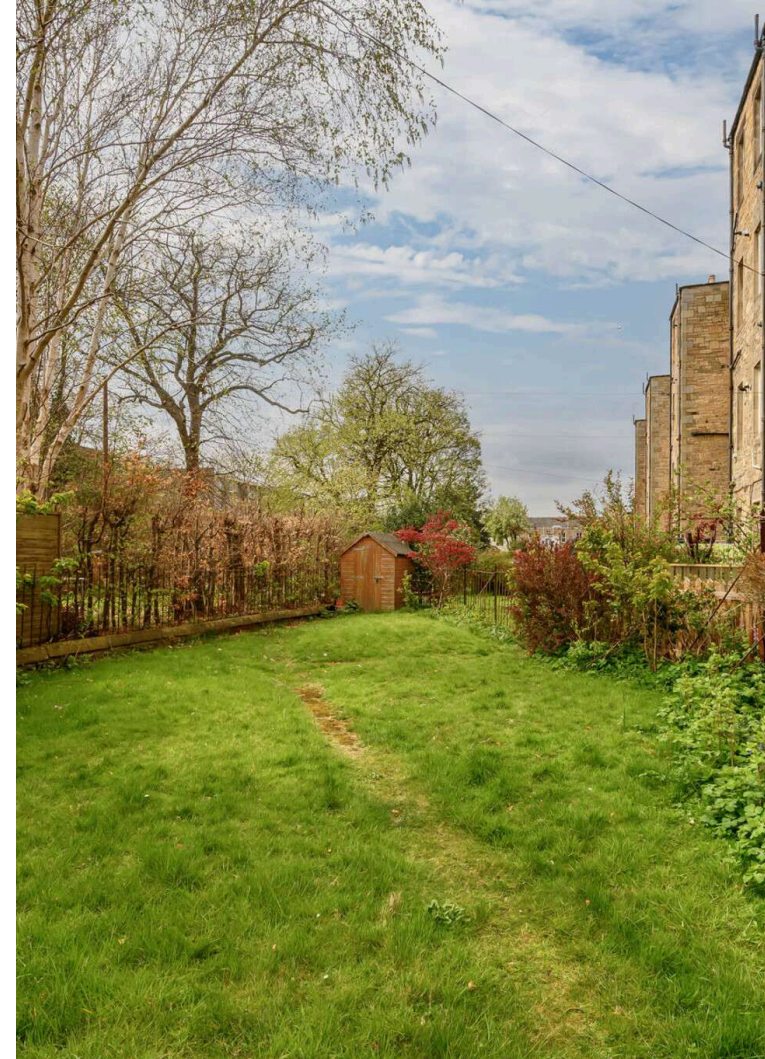


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Flat - Approx. Gross Internal Area - 1033 Sq Ft - 95.97 Sq M

For identification only. Not to scale. © SquareFoot 2025





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