



RALPH SAYER
SOLICITORS & ESTATE AGENTS

32/5 Darnell Road

Trinity, Edinburgh EH5 3PL

32/5 Darnell Road

Set within Edinburgh's exclusive Trinity district and enjoying all the airiness and grand proportions expected of a Victorian home, this spacious Third floor flat, comes with two bedrooms and a large box room. The welcoming internal accommodation is characterised by tasteful décor, modern enhancements and a wealth of authentic period features.

On the bright Third floor landing, the flat door opens into a generous hall. Immediately on your left is a substantial sitting room extended by an impressive south-facing bay window. The charming authentic features continue with ornate cornicing and a ceiling rose and a handsome feature fireplace, inset with wood burning stove. Located to the rear of the property, with stunning views towards the Firth of Forth, is a vast dining kitchen incorporating excellent sociable space for seated dining. Fitted with 'shaker' style cabinets, the kitchen boasts solid wood worktops with traditional Belfast sink and a range cooker. Additionally, there is a built-in pantry storage and leading off the kitchen is a practical utility room.

Property Summary

- Tranquil location, in Trinity with views over the Firth of Forth
- Top (Third) floor flat
- Elegant sitting room with south-facing bay window
- Generous kitchen/diner with utility room & pantry
- Two double bedrooms
- Large box room
- Luxurious three-piece shower room
- Gas central heating & double glazing
- Well-maintained shared garden
- Unrestricted on-street parking
- EPC Rating - D | Council Tax Band - E

Home Report Value - £400,000







Located in
exclusive Trinity,
with views
towards the
Firth of Forth







The property also incorporates two double bedrooms; the largest of which is south-facing and features an enchanting period fireplace. Accessed from the hallway is a spacious box room; currently used as an ideal nursery, this multi-purpose space is ideal for extra storage and a home study. Completing the accommodation is a bright bathroom fitted with sleek 'metro' wall tiling and a three piece suite with over-bath shower.

Externally, this delightful city home shares access to a well-maintained garden.

Parking: there is unrestricted on-street parking.

Extras: All fitted floors coverings, light fittings (no shades), blinds, wine fridge, range cooker and integrated dishwasher, to be included in the sale.

Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com

0131 225 5567

www.ralphsayer.com

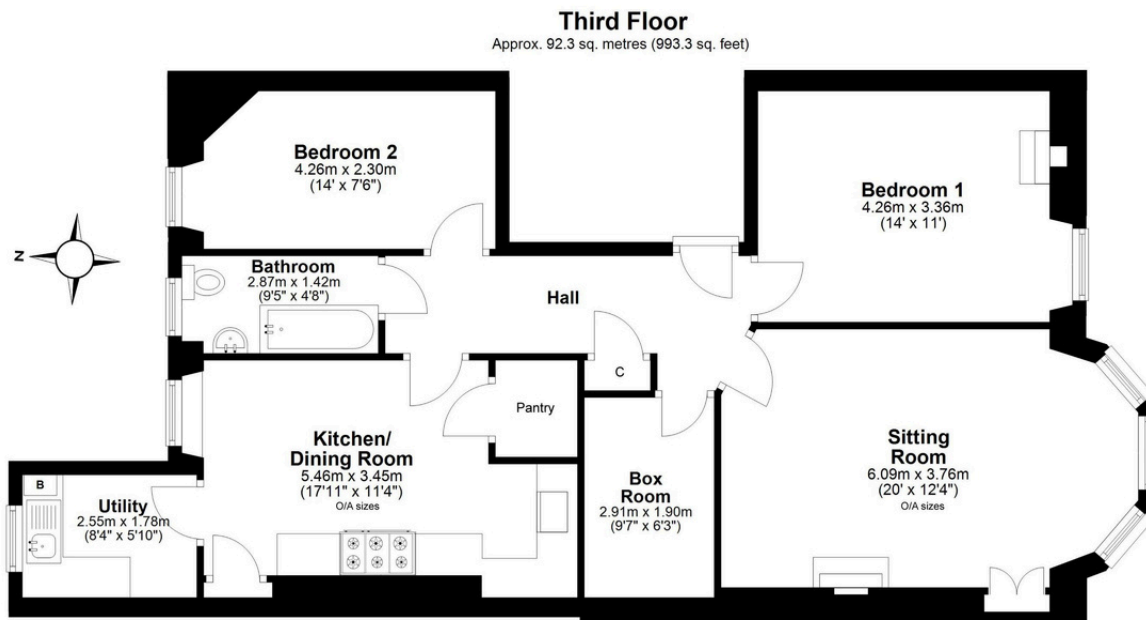
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP



Zoopa.co.uk rightmove onTheMarket.com

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Location

The leafy residential area of Trinity, lies north of the city centre and is a highly sought after location. With an expanse of open parklands, including Inverleith Park and the Royal Botanic Gardens. The flat lies close to Granton Square and Harbour on the banks of the Firth of Forth. Local amenities can be found on nearby Ferry Road, with a Morrisons store and larger retail shopping can be found at the Craighleith Retail Park or the Ocean Terminal Shopping Centre. The vibrant Shore area of Leith is within easy reach, well known for its bars and cafes, as well as Michelin Star restaurants. Good regular bus routes service the area, taking you to the city centre and the vast Cycle route network runs through the area.