

*32 (flat 1) Darnell Road, Trinity, Edinburgh, EH5 3PL*





### Description

Part of a traditional tenement building in the sought-after residential district of Trinity, this first-floor dual-facing flat is an ideal property for a wide demographic. It is brought to market in good order and benefits from period features which combine well with high ceilings and tall windows ensuring a great feeling of light and space within the property. Furthermore, it has well-maintained stairwell, shared rear garden, and a desirable setting in easy reach of excellent amenities, well-regarded schooling, and regular transport links.

- Welcoming central reception hallway with good storage
- Charming bay windowed living room with feature fireplace
- Well equipped kitchen with full size dining recess
- Utility room
- Two double bedrooms
- Useful, multi-purpose box room/study
- Bathroom consisting of a white suite with shower
- Gas central heating and partial double glazing
- Secure entry system
- On street parking

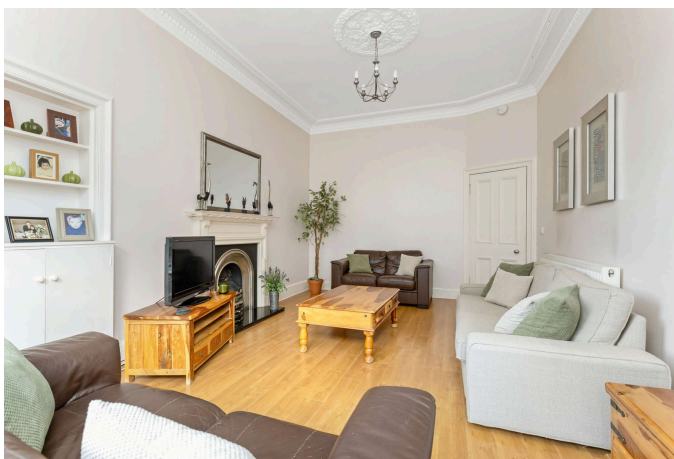
### Extras

The oven, hob, cooker hood, fridge/freezer, dishwasher, washing machine, tumble dryer and wardrobes in bedroom 1 are included.

**EPC Rating:** C

### Price and Viewing

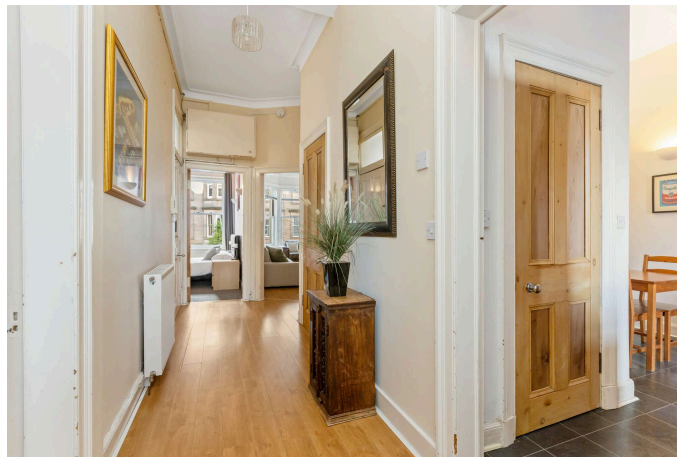
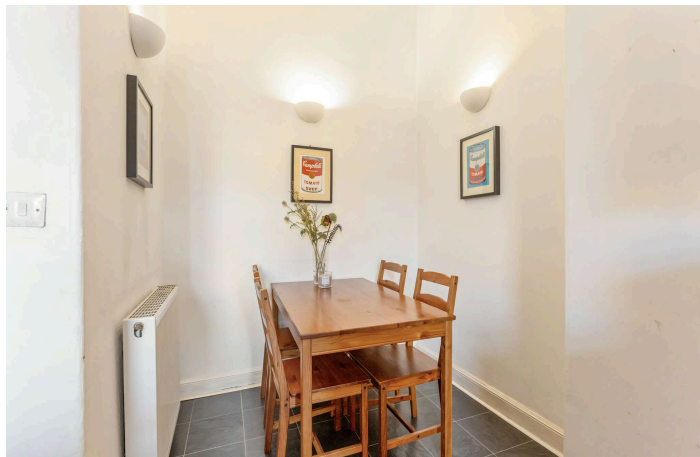
For price and viewing information or further details on this property please contact us on 0131 557 3188.

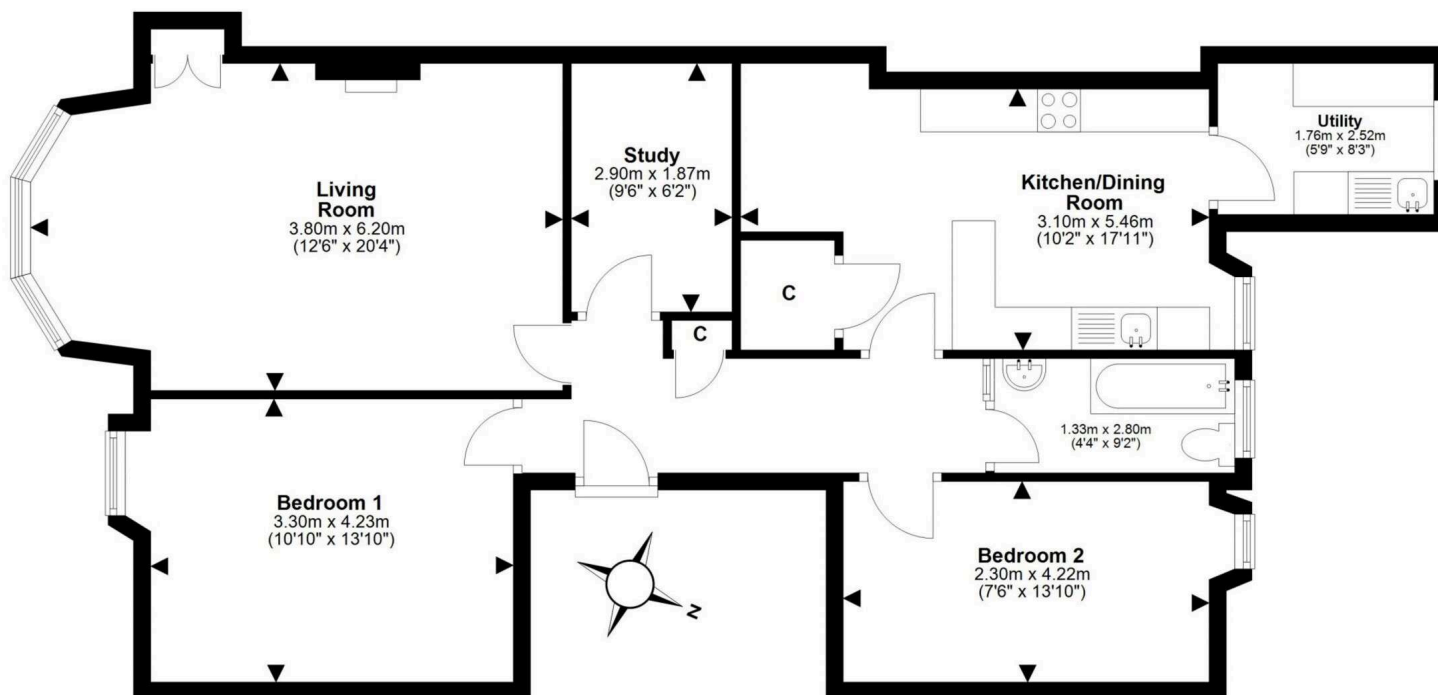




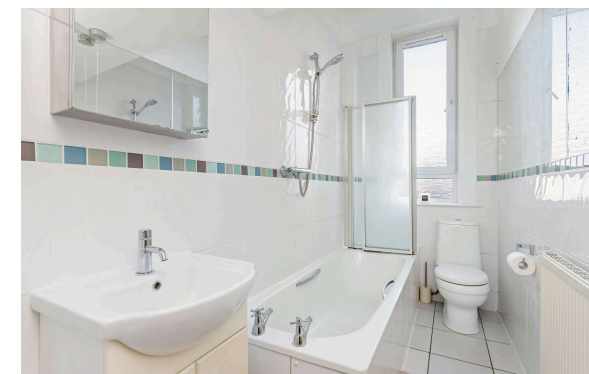
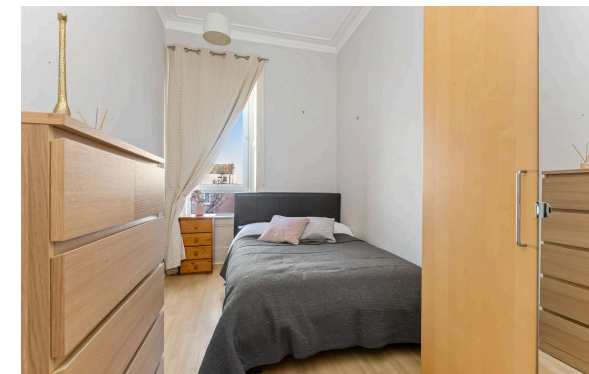
### Location

Situated to the north of the city, the leafy and exclusive suburb of Trinity is a highly desirable residential area, characterised by a combination of period, traditional and modern architecture. Situated less than three miles from the centre of Edinburgh next to the Firth of Forth, the immediate area offers a broad selection of local amenities. These are supplemented by extensive shopping facilities at nearby Craigmile Retail Park, which hosts a range of high street retailers and supermarkets. Ocean Terminal in Leith also caters for shoppers, as well as cinema and gym-goers. Additional amenities can be found in Trinity's neighbouring districts, which include the historic Newhaven harbour and the fashionable Shore, complete with Michelin star establishments and stylish bars. Trinity, with its extensive network of cycle paths and walkways, is ideal for those who enjoy the outdoors. Delightful green areas include the leafy Victoria Park with the Royal Botanic Gardens nearby. Meanwhile, the Firth of Forth waterfront and Water of Leith Walkway cater for those who prefer a river and shore backdrop. Education is offered at well-regarded state schools, while the capital's independent schools are within easy reach. Regular bus services allow quick travel throughout the city, with the Airlink and tramline offering swift access to the airport. The Queensferry Crossing, Edinburgh City Bypass and M8/M9 motorway network are easily accessible for those going further afield.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, 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. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. 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.

**espc**