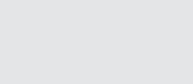




GILSONGRAY
LAW • PROPERTY • FINANCE

11/1 DARNELL ROAD
Trinity, Edinburgh, EH5 3PQ



SPACIOUS FIRST-FLOOR FLAT

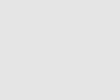
Located on the first floor of a traditional tenement building, this spacious three-bedroom flat is brought to market in move-in condition, enjoying modern interior design and quality fixtures and fittings. It features a bay-windowed living/dining room, a well-appointed kitchen, three double bedrooms, a home office, and a bathroom. Furthermore, the property is situated in sought-after Trinity, providing a convenient setting in the capital, close to amenities, schooling, and regular public transport links.

Inside the first-floor flat, accessed via a secure shared entrance and stairwell, a central hall welcomes you in, providing built-in storage before leading through to the living/dining room. Here, a decorative feature fireplace catches the eye, alongside detailed cornice work and a ceiling rose which draw attention to the high ceiling. A bay window ensures a light-filled ambience, whilst elegant styling creates a homely and inviting environment for everyday use. Sat adjacent, the kitchen is fitted with downlit worktops and base and wall-mounted cabinets in two different tones. It is a modern design with an attractive style. It also comes with a selection of integrated appliances.

FEATURES

- Spacious first-floor flat
- Presented in move-in condition
- Part of a traditional tenement
- Situated in sought-after Trinity
- Modern interior design
- Quality fixtures & fittings
- Central hall with storage
- Living/dining room with bay window
- Modern fitted kitchen
- Three double bedrooms
- Private home office
- Modern three-piece bathroom
- New heating system & boiler
- Lawned communal garden
- Unrestricted on-street parking





BEDROOMS & BATHROOMS

The three double bedrooms are all in excellent decorative order as well, each room being well-proportioned for bedside furniture. The principal bedroom further benefits from a press cupboard and (like the second bedroom) a feature fireplace. In addition, it has access to a home office that is complete with fitted workspace and shelving. The home is finished by a modern three-piece bathroom, equipped with a double-ended bathtub and a shower over bath. The property's heating and hot water system is less than 12 months old, including all new pipework, boiler, and radiators

Outside, there is a lawned communal garden and unrestricted on-street parking is available along Darnell Road.

Extras: integrated kitchen appliances (fridge/freezer and slimline dishwasher), a freestanding Rangemaster cooker, and a built-in washer/dryer (in the home office) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.





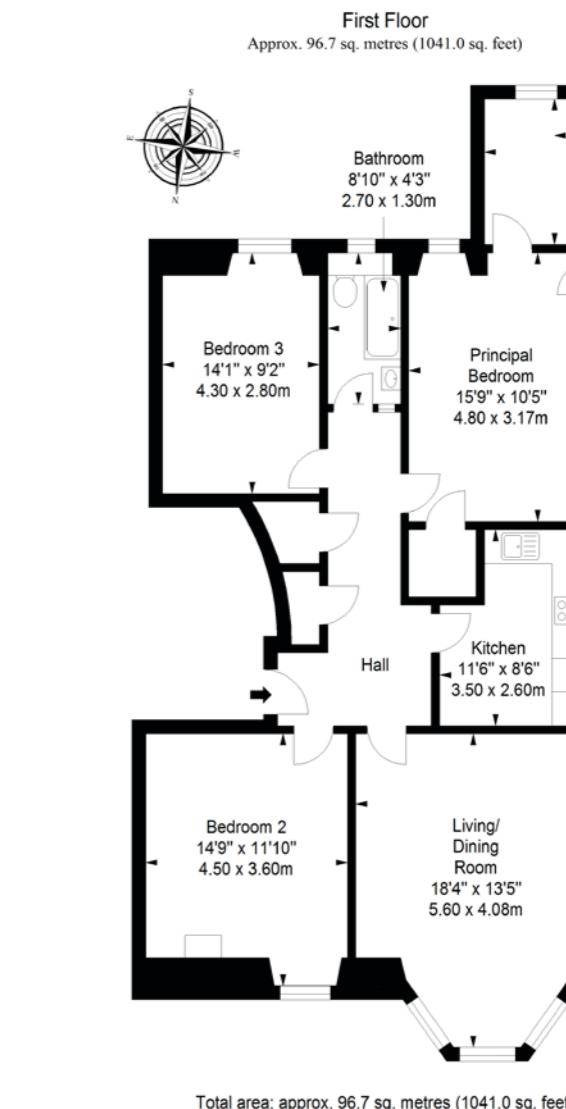
TRINITY, EDINBURGH

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 Craigleath Retail Park, which hosts a range of high street retailers and supermarkets. Ocean Terminal in Leith also caters for shoppers, as well as cinema-goers 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 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.

EPC
RATING:
C

COUNCIL
TAX BAND:
E

VIEWINGS
By appointment with Gilson Gray on 0131 516 5366





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BORDERS

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