



GILSON GRAY

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



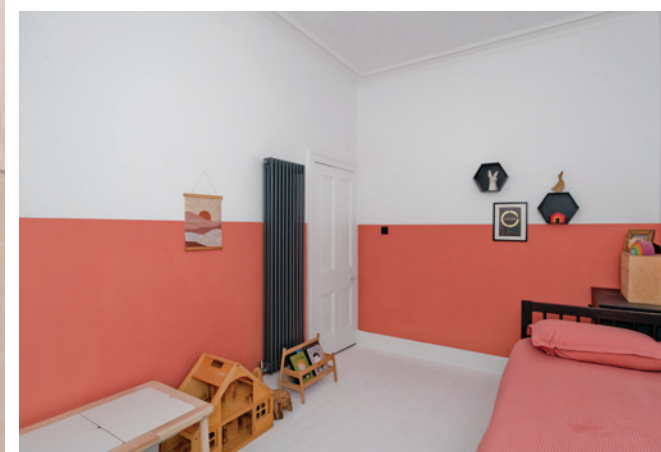


BEDROOMS & BATHROOMS

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 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-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





GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

11 South Tay Street
DD1 1NU
01382 201 000



BORDERS

01890 880 008



@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop

rightmove Zoopla.co.uk PrimeLocation eSpc

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.