



8 Darnell Road
EDINBURGH, EH5 3PL

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"8 Darnell Road is an impressive, three bedroom terraced house with enclosed private rear garden"

- ENTRANCE VESTIBULE
- HALLWAY
- KITCHEN / DINING / SITTING
- LOUNGE
- SHOWER ROOM
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- UNRESTRICTED STREET PARKING
- GREAT LOCAL AMENITIES
- GOOD TRANSPORT LINKS





LOCATION

Situated approximately 2 miles North-West of the City Centre, Trinity is one of the most prestigious and sought-after residential areas in Edinburgh. A wide range of local amenities are available at nearby Goldenacre as well as trendy Stockbridge which offers a range of specialist shops, bars and restaurants. Supermarket shopping is well catered for in the area: Morrisons on Ferry Road; Waitrose at Comely Bank; Sainsbury's, M&S Food Hall, and Boots at Craighleith Retail Park; and Asda at Newhaven. Ocean Terminal retail and leisure complex is a short drive away and offers high street shops, a multiplex cinema, restaurants and cafes. Located nearby is Lomond Park which includes bowling and tennis clubs. As well as this, Victoria Park, The Royal Botanic Gardens, Inverleith Park, and Water of Leith Walkway and Cycle Path are all in the vicinity. Schooling is well catered for with well-regarded primary and secondary schools available within close proximity such as Trinity Primary and Trinity Academy. As well as regular bus service into the city centre and surrounding areas, easy access to the nearby A902 Ferry Road provides links to the City Bypass, Edinburgh International Airport, Forth Road Bridge and major motorway networks.

DESCRIPTION

8 Darnell Road is an impressive 3 bedroom terraced house, situated in the heart of Trinity.

The family-sized accommodation is offered in move-in condition and comprises: entrance vestibule; welcoming hallway with under-stair cupboard; tastefully decorated lounge with bay window allowing natural daylight to flood in and feature log burning stove; bright and spacious open plan kitchen / dining / sitting room with cupboard off and sliding patio doors leading to enclosed rear garden; shower room situated off the hallway with mains operated shower; carpeted stair to upper landing; double bedroom 1 with built-in wardrobe with overhead storage; double bedroom 2 with built-in wardrobe; bedroom 3 and contemporary bathroom with shower attachment to bath taps.

Further benefits include: gas central heating, double glazing; low maintenance front garden; enclosed rear garden laid to lawn; unrestricted street parking; excellent local amenities and great transport links.

The energy efficiency rating for this property is band D

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



8 Darnell Road, Edinburgh, EH5 3PL

Total Area: 94.2 m² ... 1014 ft²

All measurements are approximate and for display purposes only.



266-268 Portobello High Street,
 Edinburgh, EH15 2AT
 T: 0131 669 2121
 Michael Annan 07773 777 771
 admin@annan.co.uk



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