



GILSON GRAY

LAW • PROPERTY • FINANCE

24 DARNELL ROAD

Trinity, Edinburgh EH5 3PL



Welcome to a charming one-bedroom (plus a box room) ground-floor main-door flat which forms part of a traditional building in sought-after Trinity. Ideal for a wide demographic of buyers, this flat is well-presented throughout in neutral hues, offering a bay windowed living room with beautifully retained period details, a French-doored dining room with a fireplace, as well as a stylish fitted kitchen and bathroom with a shower overhead and a heated towel rail. The home also benefits from gas central heating and double-glazed windows. Externally, the property is complemented by private gardens, on-street parking and access to local amenities, parks and transport links. Extras: all fitted window coverings, light fittings and kitchen appliances are included in the sale and sold as seen. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition. Please note: some of the images have been virtually staged to show furnished rooms.

FEATURES

- Traditional ground-floor tenement flat in Trinity
- Private main entrance
- Stylish interiors with retained period features
- Entrance vestibule and hall with storage
- Sun-filled bay windowed living room with a fireplace
- French-doored dining room with garden access
- Duel-aspect kitchen
- Double bedroom and a versatile box room
- Three-piece family bathroom with a shower-over-bath
- Private to the front and rear
- On-street parking
- Gas central heating and double-glazed windows







"THIS ONE-BEDROOM MAIN-DOOR FLAT IN HIGHLY DESIRABLE TRINITY IS CONVENIENTLY LOCATED WITHIN COMMUTING DISTANCE OF THE CITY CENTRE AND THE COAST."





EPC RATING:

D

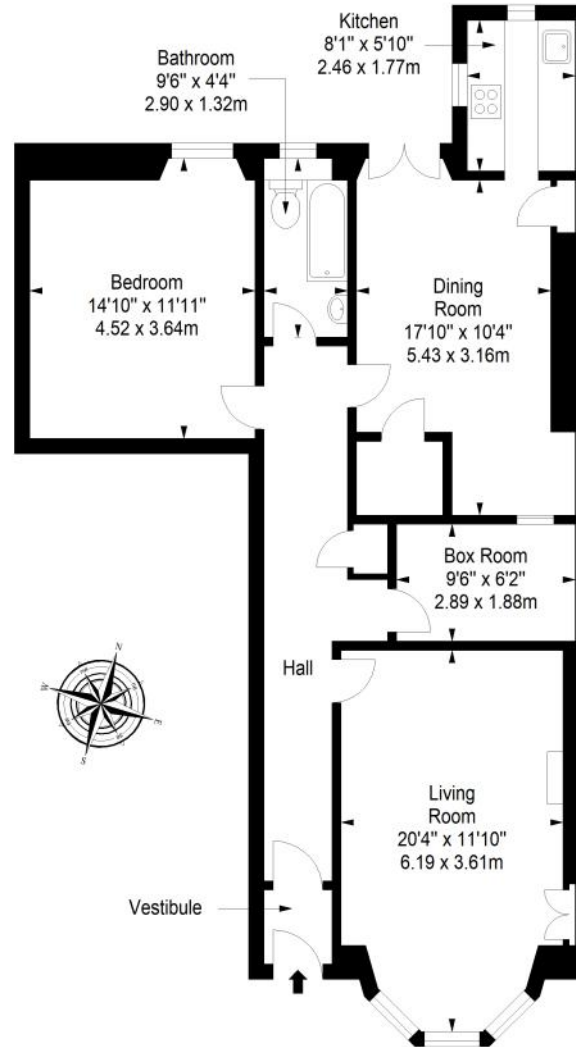
COUNCIL TAX BAND:

E

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Ground Floor

Approx. 87.6 sq. metres (942.9 sq. feet)



Total area: approx. 87.6 sq. metres (942.9 sq. feet)



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DUNDEE

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01382 201 000



BORDERS

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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.