



# Trinity

26/6 Darnell Road  
EH5 3PL



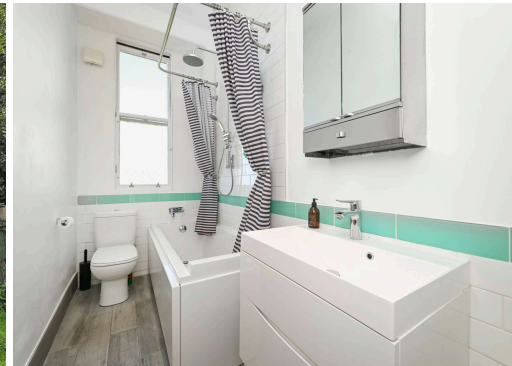
## Top Floor Flat - Buzzer "Henderson/Quinan"

OFFERS OVER £385,000

- Entrance hallway with storage
- Bay windowed living room
- Dining kitchen with utility off
- 2 double bedrooms
- Box room with skylight
- Family bathroom
- Gas central heating
- Secure Entryphone system
- Shared rear garden
- Unrestricted on street parking
- Traditional features
- Excellent transport links



Viewing - by appointment call  
Beveridge & Kellas on 0131 554 6321





Viewing is highly recommended of this 2 bedroomed top floor flat situated in the ever-popular Trinity district. The tranquil and sought-after area of Trinity lies to the North of Edinburgh and offers an excellent range of local amenities including shops and a variety of leisure and recreational facilities including the nearby Lomond Park Tennis Club. The nearby area of The Shore provides a wide selection of fine dining and even boasts Michelin star restaurants amongst wine bars and bistros. Private and public schooling is available nearby from nursery level through to a senior level. The Ocean Terminal is also within easy reach and offers a 24-hour gym, multi-screen cinema, shopping facilities and a choice of restaurants.

The flat opens to a welcoming hallway which has an Entryphone handset, built in cupboard, wooden floor and much of the accommodation off. The bright and spacious front facing living room features several traditional features including a bay window, traditional fireplace (not working) within a wooden surround, Edinburgh Press, ornate cornice, and ceiling rose. To the rear is a well-proportioned dining kitchen with a handy pantry cupboard housing the tumble dryer, base and wall units, double oven with 5 ring gas hob, sink unit and the utility room off. The utility room offers further base and wall units, sink, and houses the fridge freezer. A double bedroom can be found to the front of the flat, with a second bedroom situated to the rear. The property also benefits from a spacious box room which is currently set up as a bedroom and has a skylight (with remote controlled Velux and blind) allowing in plentiful natural light.

Completing the accommodation is rear facing family bathroom, which has partially tiled walls, bath with overhead mains powered shower, WC, wash hand basin within a vanity unit and a heated towel rail.

Additional benefits include a shared rear garden, gas central heating, unrestricted on street parking and excellent transport links in the surrounding area.

### EXTRAS

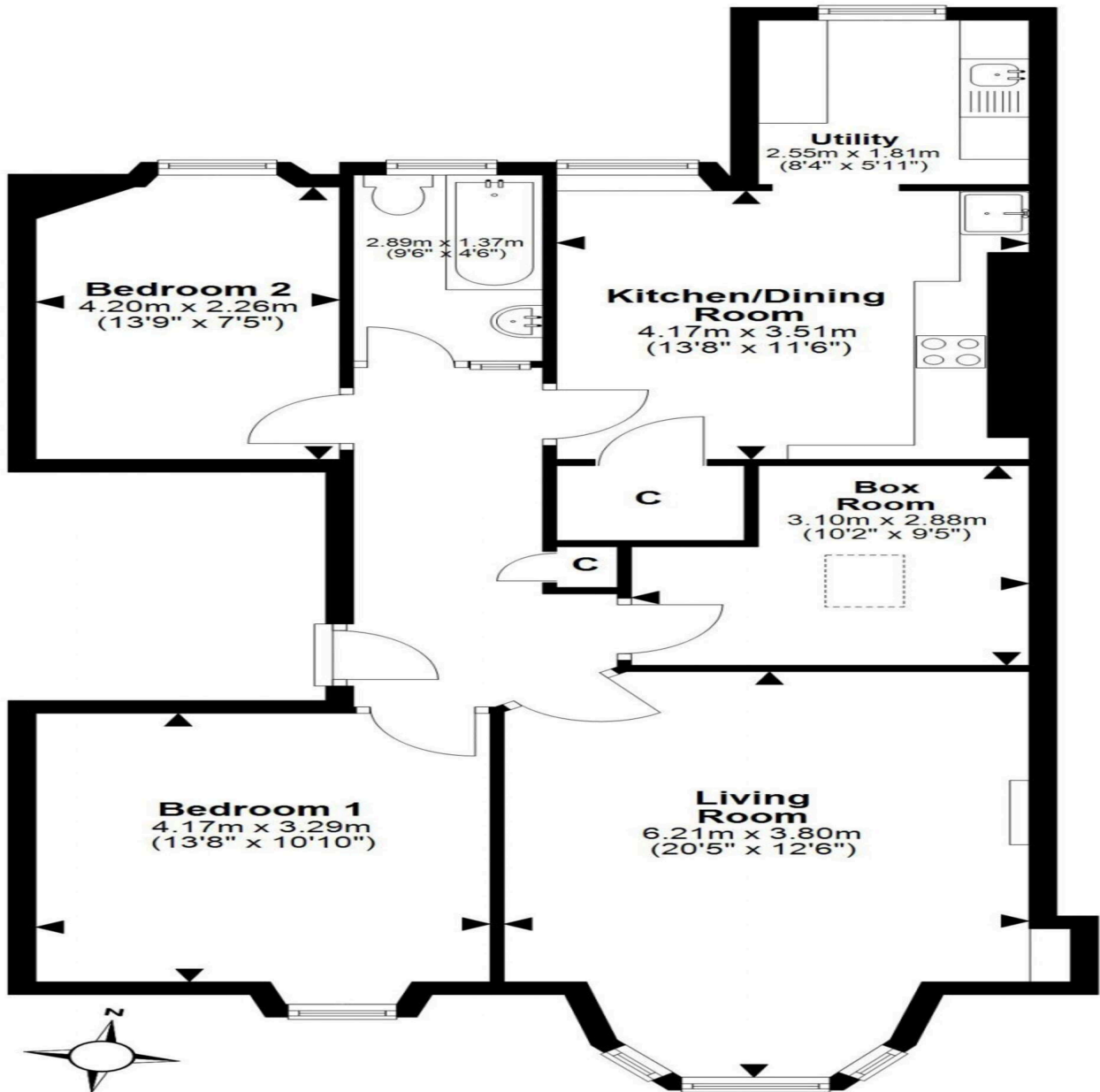
To include the aforementioned white goods (not the washing machine), curtains/blinds, carpets, and the garden shed. Other items may be open to separate negotiation. (No warranties to be given).

### OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







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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