

20/2 Darnell Road

TRINITY, EDINBURGH, EH5 3PL



Spacious two-bedroom first-floor flat, an excellent example of a traditional Victorian tenement flat, the property retains many original features and enjoys excellent proportions



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McEwan Fraser is delighted to present this spacious two-bedroom first-floor flat to the market. An excellent example of a traditional Victorian tenement flat, the property retains many original features and enjoys excellent proportions. Accommodation includes two bedrooms, a large bay-fronted living room, a dining room, a kitchen, a bathroom, and a box room. The property would benefit from thorough modernisation and represents a wonderful opportunity for a buyer who is keen to make their mark on their new home.

THE LIVING ROOM



Accommodation is focused on a traditional bay-front living room that boasts high ceilings, an ornate cornice, an Edinburgh press, and wonderful levels of natural light. There is plenty of floor space for different furniture arrangements, which will give a new owner plenty of scope to create their ideal entertaining space.

THE DINING ROOM & KITCHEN



The large dining room and the attached kitchen overlook the rear garden. A typical upgrade would be for the kitchen to be moved into the dining room and for the current kitchen to be repurposed into a utility room.





The flat boasts three well-appointed bedrooms, as well as a stylish family bathroom. Each room is designed to offer comfort and tranquillity, making this home an ideal retreat.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

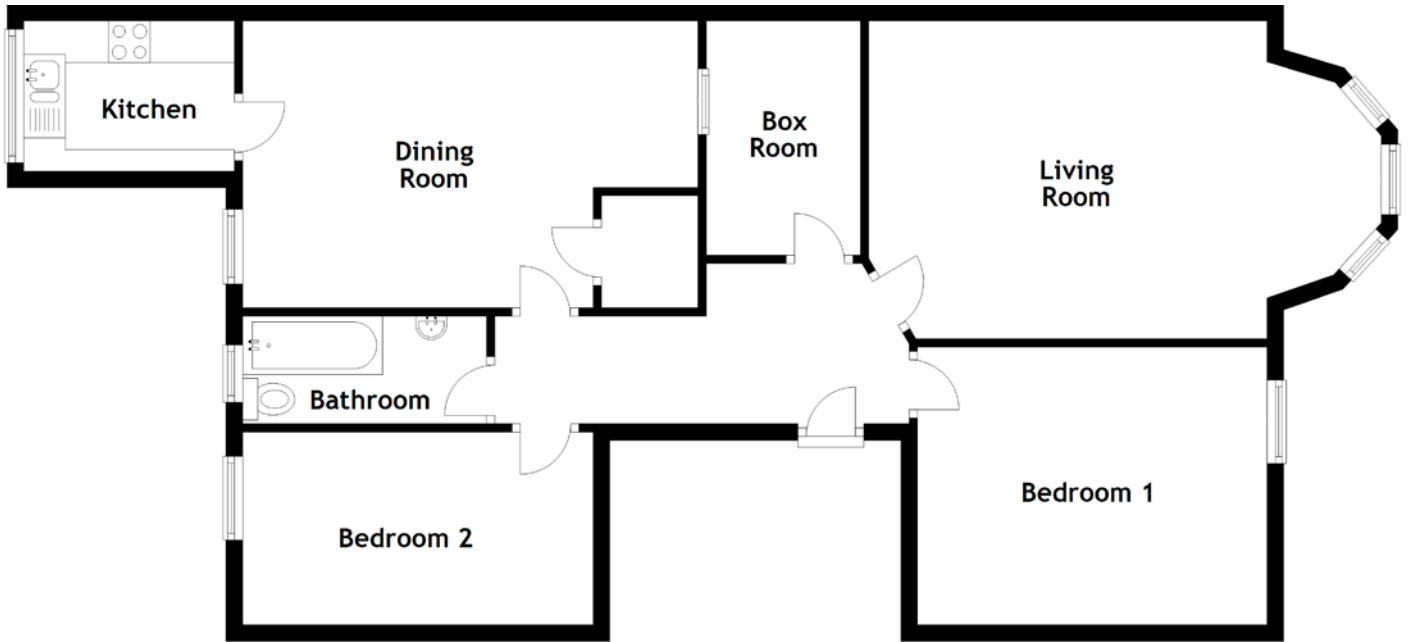


Externally, the property boasts a well-maintained communal garden.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

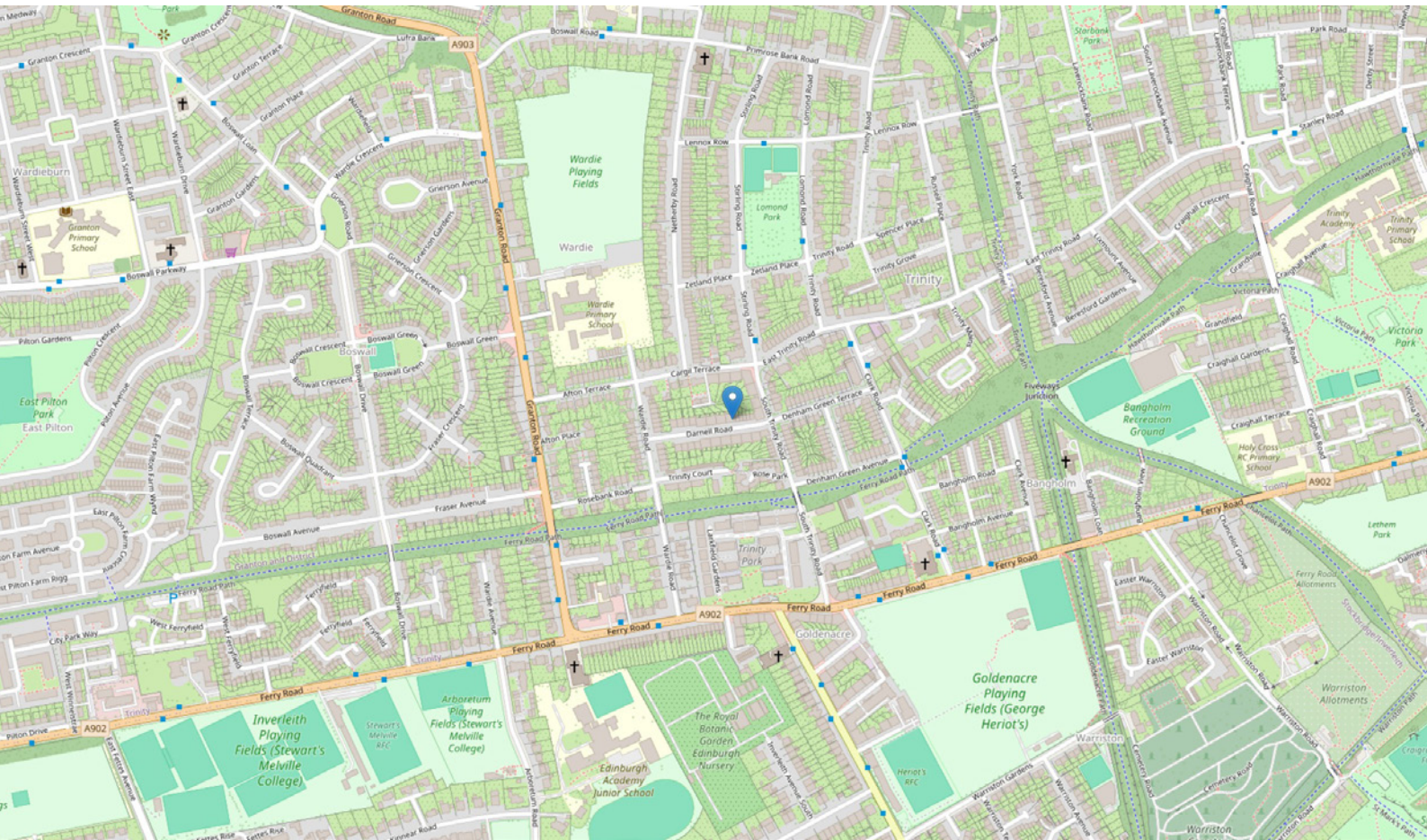


Approximate Dimensions (Taken from the widest point)

Living Room 6.16m (20'3") x 3.81m (12'6")
 Dining Room 5.47m (17'11") x 3.44m (11'3")
 Kitchen 2.53m (8'4") x 1.80m (5'11")
 Bathroom 2.93m (9'7") x 1.29m (4'3")

Bedroom 1 4.20m (13'9") x 3.33m (10'11")
 Bedroom 2 4.21m (13'10") x 2.30m (7'7")
 Box Room 2.83m (9'3") x 1.85m (6'1")

Gross internal floor area (m²): 93m²
 EPC Rating: E



THE LOCATION

Trinity is a leafy residential area to the north of Edinburgh city centre. The area is highly sought-after due to its quiet character, excellent schools, and its active community. This property is within a five-minute walk of the private Lomond Park, which is available for local residents only, along with a tennis club and bowling club. Victoria Park is also nearby, which features tennis courts, basketball courts and a children's play park. Inverleith Park and The Royal Botanical Gardens are also located close by. The city centre is easily accessible as the area is well served by frequent public transport links and there is easy access to the city bypass and all major motorways for travel further afield.





The area is well served by a range of amenities nearby including the cosmopolitan areas of The Shore and Newhaven Harbour where you will find an abundance of award-winning restaurants, bars and bistros as well as independent retailers. There is a 24-hour Asda within easy reach and Ocean Terminal Shopping Centre provides a vast array of shops, restaurants, a multi-screen cinema and a gym. Further recreational facilities are provided by David Lloyd's Sports Centre and Wardie Bay, which is popular with paddle boarders and wild swimmers, is a short walk from the property. The Water of Leith Walkway and Forth waterfront provide pleasant walks, and there is easy access to an extensive network of cycle paths from many locations in the vicinity.

The local schools have an excellent academic reputation (Wardie and Trinity Primary Schools and Trinity Academy) and in the private sector Edinburgh Academy, Fettes College and Stewart's Melville College are all within close proximity.



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