



Estate Agents and Solicitors

28 Damell Road, Trinity, Edinburgh, EH5 3PL

Beautifully-Presented & Spacious One Bedroom, Ground Floor Garden Flat

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Property Description

Beautifully-presented and spacious, flexible one bedroom, south-facing, ground-floor garden flat, forming part of an impressive stone-built terrace. The property is conveniently located on a sought-after side street, in the desirable Trinity area, south of Edinburgh city centre.

Comprises: an entrance vestibule, hall, living room, dining room, kitchen, a double bedroom, box room, and a bathroom.

Offering a flexible one/two bedroom/reception room orientation, the property is in ready-to-move-in condition, with light neutral decor and matching contemporary flooring throughout. This period property also features tall ceilings, ornate cornice-work, a bay window, feature fireplaces, and superb storage including two walk-in stores. In addition, there is a modern fitted kitchen with appliances, a stylish bathroom, gas central heating, and double glazing. Externally, there are low maintenance private gardens to both the front and rear, with unrestricted on-street parking to the front.

An entrance vestibule leads through to the main hall, where there is excellent storage provision with two cupboards and a walk-in store. With contemporary wood-effect flooring continued from the hall, the bright and spacious living room offers a large front-facing bay window, a decorative fireplace, cornice-work, ceiling rose, and an open press with built-in storage.

Set to the rear, a generous dining room features a fireplace, a press cupboard, and a walk-in store which houses a freestanding freezer. It then leads through to the modern kitchen which, in turn, provides a door out to the private patio garden. The spacious dining room could also be flexibly be used as the primary reception space, with the current living room then serving as a second generous bedroom.

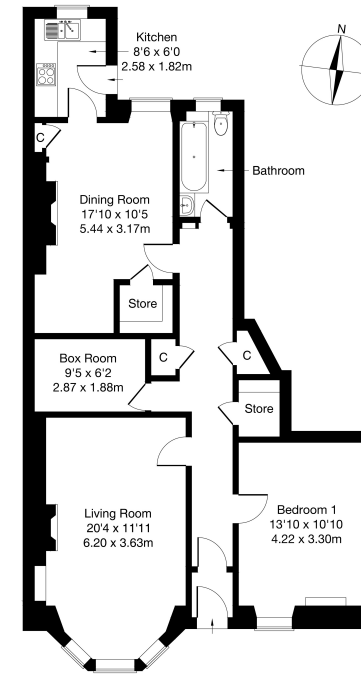
Fitted with modern units, the kitchen includes stone-effect worktops with a matching upstand, a sink with drainer, a tiled surround, an integrated oven, ceramic hob, and a freestanding fridge and washing machine.

Sharing an internal window for extra natural light, a good-sized box room is accessed from the hall and includes a cupboard. The well-proportioned double bedroom is set towards the front, and offers ample room for freestanding furniture. Completing the accommodation, the stylish bathroom is fitted with a modern white suite, with a shower cubicle, ladder radiator, and tiled flooring and splash walls.



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Approximate Gross Internal Area: (1001 sq ft - 93 sq m.)



Ground Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Trinity is a popular area, close to excellent local shopping and some of Edinburgh's finest open spaces. The nearby neighbourhoods of Stockbridge and Canonmills are home to a variety of delicatessens, cafés, restaurants, butchers, and greengrocers, while the area is also well-served by supermarkets, including the nearby Tesco at Canonmills, Morrison's on Ferry Road, and an ASDA at Granton. The Shore also offers a selection of independent eateries, including several Michelin-starred restaurants and local artisan shops.

Recreational options include cycle paths and walkways along the scenic Water of Leith, the famous Royal Botanic Gardens and Inverleith Park, as well as the Ainslie Park Leisure Centre. The city centre can be easily reached, with frequent public transport links to town readily available from Ferry Road and Newhaven Road. There is a choice of well-regarded public and private schools close by, including Wardie Primary School, Edinburgh Academy and the iconic Fettes College.





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