



**Darnell Road, Edinburgh
Midlothian EH5 3PL**

£960

Landlord Registration Number: 437398/230/08291

Beautifully refurbished, two double bedroom flat with beautiful dining kitchen and large box room/study, FULLY FURNISHED.

Situated on a sought after and peaceful street in the Trinity area, this attractive and well appointed, 2nd floor flat offers an excellent standard of neutral accommodation. This bright and airy property comprises large living room, two double bedrooms, large box room, impressive and equipped dining kitchen with dining area and larder, and a modern bathroom with shower over bath. The property further benefits from recent double glazing, a secure door entry system, gas central heating and free on-street parking.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	