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Flat 27, 1 Ameil Place, Edinburgh, EH5 2LZ

Light & Beautifully Presented, Modern, Two Bedroom, Fourth Floor Flat

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Property Description

Light and beautifully presented, two bedroom, fourth floor corner aspect flat, set in a modern, factored residential development. Located in the popular Crewe area, north-west of Edinburgh city centre.

Comprises an entrance hallway, open plan living/dining room and kitchen, utility cupboard, two double bedrooms, en-suite shower room and a bathroom.

With light neutral throughout and skyline views, ready-to-move-in, highlights include a modern integrated kitchen, stylish bathrooms suites, and contemporary flooring and lighting

In addition, there are Juliet balconies, double glazing, gas central heating and superb integrated storage including bedroom wardrobes and a walk-in hall store. The development also provides landscaped grounds, a shared bike store, a lift service, a secured entry system and unrestricted residential parking.

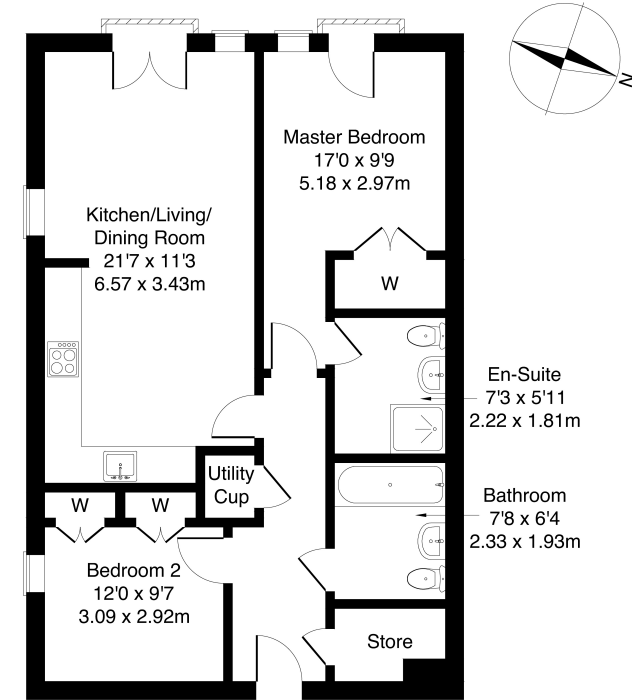
An entrance hall gives access throughout, and features wood-effect flooring, the secured entry handset and access to the utility cupboard and a deep store. The open-plan, dual-aspect living space includes recessed spotlighting, wood-effect flooring and space for both lounge and dining furniture. Set to the rear of the room, the stylish kitchen is fitted with wood-effect worktops with matching upstand, a sink with drainer, unit downlights; and an integrated fridge/freezer, dishwasher, oven, gas hob and canopy with a stainless steel splashback.

Two well-proportioned double bedrooms include modern flooring, built-in wardrobes and pendant light fittings; whilst the en-suite for the master bedroom has a generous shower suite. Completing the accommodation, the bathroom is set internally off the hall, fitted with a modern suite, including a shower unit over the bath, tiled splash walls and a ladder-style radiator.

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Approximate Gross Internal Area: (721 sq ft - 67 sq m.)



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

Area Description

Crewe is a popular residential location, offering excellent education, shopping, and transport links, along with some of Edinburgh's finest open spaces. The area is well-served by supermarkets, with a Morrisons, Sainsbury's and Waitrose in close proximity. Nearby, Ocean Terminal further boasts a multi-screen cinema, a wide range of restaurants, and a Marks & Spencer Simply Food. Outdoor public leisure includes cycle paths along the Water

of Leith, the Royal Botanic Gardens, and Inverleith Park, along with indoor leisure facilities at the Ainslie Leisure centre, Westwoods Health Club. There is a selection of local state and private schools close by, including Edinburgh Academy and the iconic Fettes College. Ferry Road is also a key route across the north of the city and for connections to the city bypass and M90.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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