



## Flat 20, 4 Arneil Place, Edinburgh, EH5 2GT

Stylish Top-Floor, One-Bedroom Apartment with Skyline Views and Double-Height Ceilings

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# Property Description

Stylish top-floor one-bedroom apartment with skyline views and double-height ceilings, set in a luxury Grade B listed school conversion. Located in the popular Crewe area, north-west of Edinburgh city centre.

Comprises an entrance hallway, open plan living/dining room and kitchen, double bedroom, and a bathroom.

With exceptional skyline views of the Forth and Fife, and featuring double-height ceilings with large skylight windows. In addition, there is quality hardwood flooring, a modern fitted kitchen and bathroom, and light neutral decor – ready to move in.

Further highlights include double glazing, gas central heating, excellent storage, and a secure entry system.

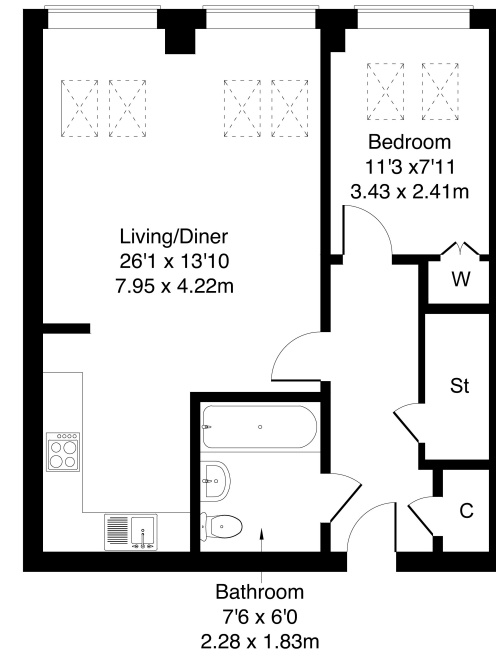
The development also provides well-maintained and characterful halls and stairways, landscaped grounds, and unrestricted residential parking.

An entrance hall gives access throughout and features hardwood flooring, two deep store cupboards, and a secure entry handset. The impressive open plan living space continues the hardwood flooring and enjoys tall windows with superb north-facing views, plus four skylight windows. The stylish kitchen is set to the rear and includes modern wood-effect worktops, matching upstands, unit downlights, a stainless steel splashback, and an integrated oven, gas hob, and canopy.

The carpeted double bedroom includes a built-in wardrobe, wall-mounted uplighters, and additional skylight windows. The generous internal bathroom is fitted with a mounted hand basin, concealed cistern WC, mains shower over the bath, and features tiled flooring and splash walls

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Approximate Gross Internal Area: (581 sq ft - 54 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 sought-after and well-connected residential area situated to the north-west of Edinburgh city centre. The location offers an excellent range of local amenities, including supermarkets, cafés, schools, and leisure facilities, while also providing convenient access to the city centre, Edinburgh Airport, and the vibrant waterfront. Well-served by public transport and major road links, Crewe is ideal

for commuters. The area is also close to a number of green spaces, such as Inverleith Park, the Royal Botanic Garden, and the picturesque Water of Leith walkway—perfect for outdoor activities and leisurely strolls. Combining convenience, character, and a strong sense of community, Crewe remains a popular choice for professionals, first-time buyers, and those looking to downsize.







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