



Flat 14, 12 Ameil Drive, Edinburgh, EH5 2GS

Light and Tastefully Presented, Two-Bedroom, Second-Floor, Corner-Aspect Apartment

Up to date price and viewing info at mov8realestate.com/property

espc rightmove  Zoopla
find your happy

Property Description

Light and tastefully presented, two-bedroom, second-floor, corner-aspect apartment. Forming part of a modern, factored residential development, located in the popular Crewe area, north-west of Edinburgh city centre.

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

Highlights include a bright modern kitchen and fitted bathroom suites, contemporary lighting, and superb integrated storage provision. In addition, there are Juliet balconies for the lounge and bedrooms, gas central heating, and double glazing.

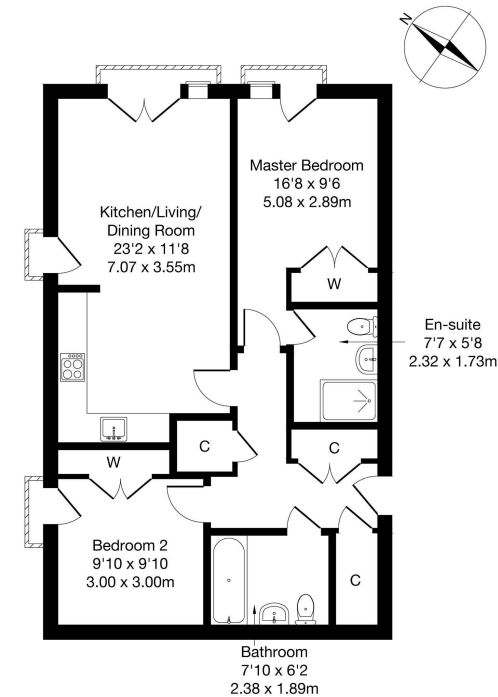
The development also provides a lift service, landscaped grounds, a shared bike store, a secured entry system, and ample unrestricted residential parking.

An EWS1 form has been obtained and can be found at the back of the Home Report.

The welcoming entrance hall provides access to all rooms and offers generous storage options, creating an immediate sense of space and practicality. The bright and inviting living area features soft carpeted flooring and benefits from two Juliet balconies that allow natural light to flow throughout the room. This generous space comfortably accommodates both lounge and dining furniture, making it ideal for relaxing or entertaining. A central light fitting completes the room, adding to its warm and homely feel. Set just off the living area, the well-presented fitted kitchen includes tiled-effect flooring, stone-effect worktops, spotlighting and a stainless-steel sink with drainer. It comes fully equipped with integrated appliances including a fridge/freezer, oven and gas hob with a canopy extractor above, providing everything needed for convenient modern living.

Positioned at the rear, the spacious master bedroom features plush carpeted flooring, a built-in wardrobe and its own Juliet balcony which brings in excellent natural light. The master also benefits from a stylish en-suite shower room, creating a comfortable retreat. The second bedroom is also carpeted and includes a built-in wardrobe, offering ample storage and enough floor space for a double bed or a versatile guest room, home office or nursery. Completing the property, the contemporary three-piece bathroom is fitted with tiled flooring, a tiled splashback surround and modern spotlighting, providing a clean and fresh finish.

mov⁸ REAL ESTATE Flat 14, 12 Arneil Drive, Edinburgh, EH5 2GS
Estate Agents and Solicitors Approximate Gross Internal Area: (764 sq ft - 71 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 area offering excellent education, shopping, and transport links alongside some of Edinburgh's finest open spaces. The area is well-served by supermarkets including Morrisons, Sainsbury's, and Waitrose nearby. Ocean Terminal features a multi-screen cinema and a wide range of restaurants, while specialist shops, cafes, bars, and eateries can be found in nearby Comely Bank and Stockbridge. Outdoor

opportunities include cycle paths along the Water of Leith, scenic walks in the Royal Botanic Gardens and Inverleith Park, and indoor facilities at Westwoods Health Club and Ainslie Park Leisure Centre. The area has a variety of local state and private schools, including Edinburgh Academy and the renowned Fettes College. Ferry Road serves as an important route across the northern city, connecting to the city bypass and the A90.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

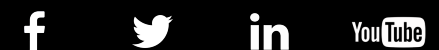
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.