



Flat 16, 2 Arneil Place, Edinburgh, EH5 2GU

Bright & Stylish, One-Bedroom, Top-Floor Flat with Balcony

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Property Description

Bright and stylish one-bedroom, top-floor apartment with skyline views, Juliet balconies, and superb storage. Set in a modern, factored development in Crewe, northwest of Edinburgh city centre.

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

Ready-to-move-in, highlights include a stylish fitted kitchen with integrated appliances, contemporary lighting, and stunning skyline views to Fife, the Forth, and the Forth crossings.

Tastefully finished throughout, further features include a secure entry system, double-glazing, gas central heating, and superb storage, including two walk-in hall stores and an integrated bedroom wardrobe.

Furthermore, the property boasts landscaped communal grounds, a lift service, a bike store, and unrestricted parking.

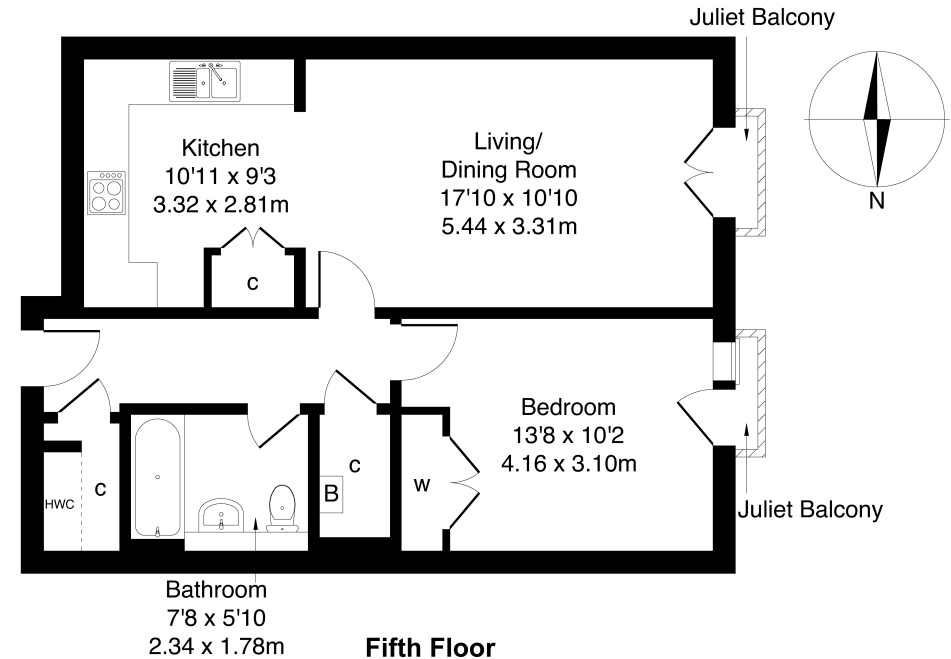
A welcoming entrance hall provides access throughout, featuring two spacious walk-in storage cupboards. A generous open-plan living area benefits from a Juliet balcony, a wall-mounted TV point, and modern recessed spotlighting, while to the rear, a stylish kitchen is fitted with wood-effect worktops, matching upstands, a sink with drainer, unit downlights, and integrated appliances, including an oven and gas hob.

A tastefully finished double bedroom also features a Juliet balcony, a wall-mount TV point, a built-in wardrobe, and carpeted flooring. Completing the property, a contemporary, fully-tiled bathroom includes a three-piece suite, an electric shower over the bath, spotlighting, and a shaver point.



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Approximate Gross Internal Area: (614 sq ft - 57 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 in Edinburgh known for excellent education, shopping, transport links, and proximity to beautiful open spaces. It is well-served by Morrisons, Sainsbury's, and Waitrose. Ocean Terminal, with a multi-screen cinema and diverse restaurants, is nearby, while Comely Bank and Stockbridge offer specialist shops, cafes, and bars. Outdoor enthusiasts enjoy

cycle paths along the Water of Leith, scenic walks in the Royal Botanic Gardens and Inverleith Park, plus indoor leisure options at Westwoods Health Club and Ainslie Park Leisure Centre. Local schools, including Edinburgh Academy and Fettes College, are close by. Ferry Road provides easy access across the north of the city, as well as to the city bypass and A90.





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