



Flat 3, 6 Ameil Drive, Edinburgh, EH5 2GR

Well-presented and Spacious, Three-Bedroom, Corner-Aspect Ground-Floor Apartment

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Property Description

Well-presented and spacious, three-bedroom, corner-aspect ground-floor apartment, set in a modern, factored residential development. Conveniently located in the popular Crewe area, north-west of Edinburgh city centre.

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

Highlights include a modern fitted kitchen and bathroom suites, contemporary flooring and lighting, and good storage provision. In addition, there is double glazing, gas central heating, multiple TV points, and French doors from the lounge to a private patio.

The development provides open, landscaped grounds, including a children's play park, a secured entry system, a shared bike store, and unrestricted residential parking.

The property is entered via a welcoming and spacious entrance hall, which provides access to all rooms and benefits from useful built-in storage, including a utility cupboard and an additional storage cupboard. The living area is bright and generously proportioned, offering an ideal space for both relaxing and entertaining. It features attractive wood-effect flooring, central light fittings and ample room for a full lounge suite and dining furniture. Patio doors allow plenty of natural light to flow through the space and provide direct access to the outdoor area, creating a seamless indoor-outdoor feel. The kitchen is well-appointed and practical, finished with tiled flooring and wood-effect worktops. It benefits from spotlighting, a sink with a drainer and a range of appliances including a fridge freezer, washing machine, tumble dryer, integrated oven and gas hob with canopy above. The layout provides good worktop and cupboard space, making it ideal for everyday use.

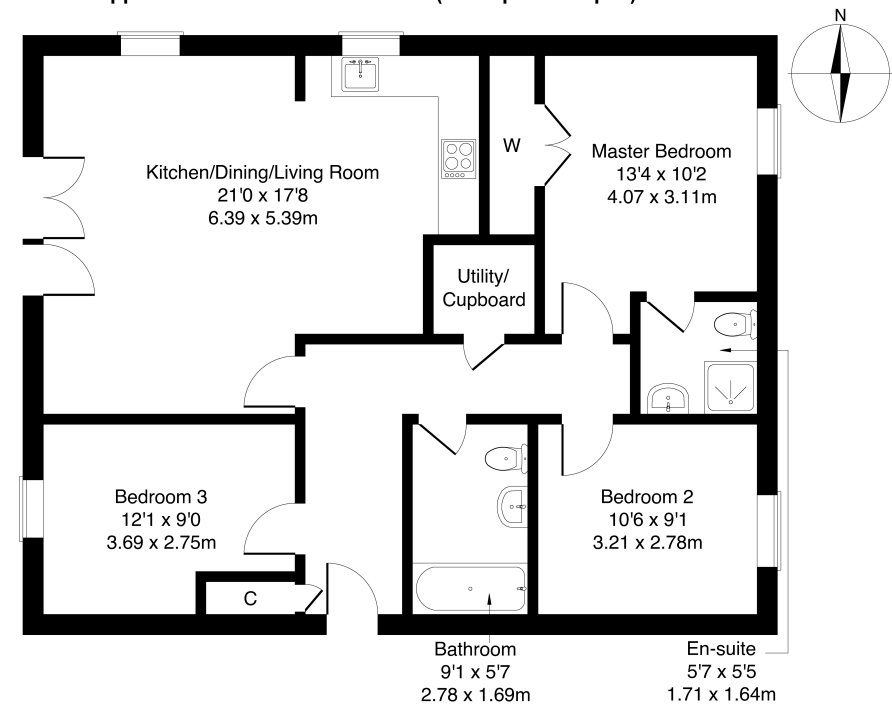
The master bedroom is a comfortable and well-sized double room with carpeted flooring and a built-in wardrobe offering excellent storage. It further benefits from a fitted en suite, adding privacy and convenience. There are two additional bedrooms, both carpeted and well proportioned, making them suitable for use as further double bedrooms, guest rooms or a home office. Each room offers flexibility to suit a variety of needs and layouts. Completing the property is the modern fitted bathroom, which features tiled flooring, a tiled splashback surround, contemporary spotlighting and a ladder-style radiator, finished to a clean and modern standard.

All bedrooms have been virtually staged with our compliments.



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Approximate Gross Internal Area: (915 sq ft - 85 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.





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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



Estate Agents and Solicitors



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