



Flat 14, 12 Arneil Drive, Crewe, Edinburgh, EH5 2GS

Beautifully-Presented Two Bedroom, Corner-Aspect, Second Floor Flat

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Property Description

Beautifully-presented two bedroom, corner-aspect flat, set on the second floor of a modern and factored residential development. The property is located in the popular Crewe area, north-west of Edinburgh city centre.

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

With light, neutral decor throughout and in ready-to-move-in condition, highlights include a fully integrated kitchen, modern bathroom suites, and contemporary lighting. In addition, there are Juliet balconies for the lounge and bedrooms, gas central heating, double glazing, and superb integrated storage provision.

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

A welcoming hallway gives access throughout, including to two built-in store cupboards and a walk-in store room. A spacious dual-aspect living space features Juliet balconies to both aspects, carpeted flooring and three pendant light fittings for the lounge area, and contemporary flooring for the kitchen space, with recessed spot lighting above.

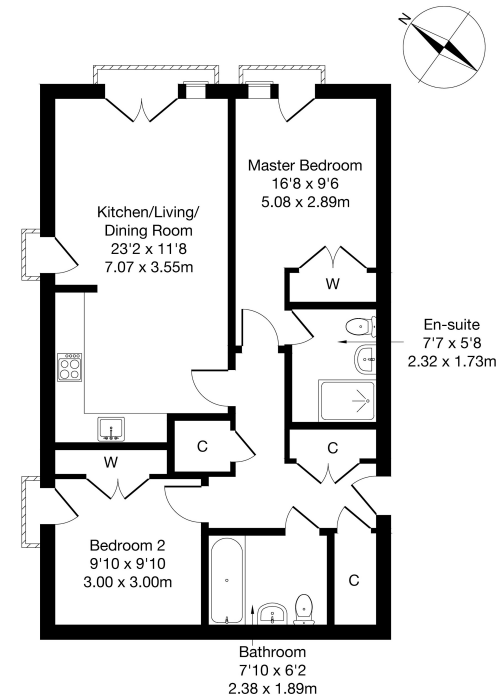
The fitted kitchen includes stone-effect worktops with matching upstands, a sink with drainer, and an integrated washing machine, fridge/freezer, oven, gas hob and canopy with a stainless steel backsplash.

The master bedroom includes carpeted flooring, a built-in wardrobe, and an en-suite shower room with a contemporary integrated suite and a corner shower cubicle. Bedroom two also features carpeted flooring, a Juliet balcony, and a built-in wardrobe.

Completing the accommodation, the family-sized bathroom is set internally off the hall, and is fitted with a three-piece suite, and includes tiled flooring and splash walls.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (764 sq ft - 71 sq m.)



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 Lesuire 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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