



## Flat 14, 3 Arneil Drive, Edinburgh, EH5 2GR

Bright and Tastefully Presented, One-Bedroom, Fourth-Floor (top) Apartment with Skyline Views

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# Property Description

Bright and tastefully presented, one-bedroom, fourth-floor (top) apartment with skyline views, to the Pentlands and Edinburgh Castle. Set in a modern, factored development in Crewe, north-west of Edinburgh city centre.

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

Highlights include a modern fitted kitchen, a generous modern bathroom suite, and a southerly facing Juliet balcony for the lounge. In addition, there is gas central heating, double glazing, and good integrated storage provision, including a utility cupboard.

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

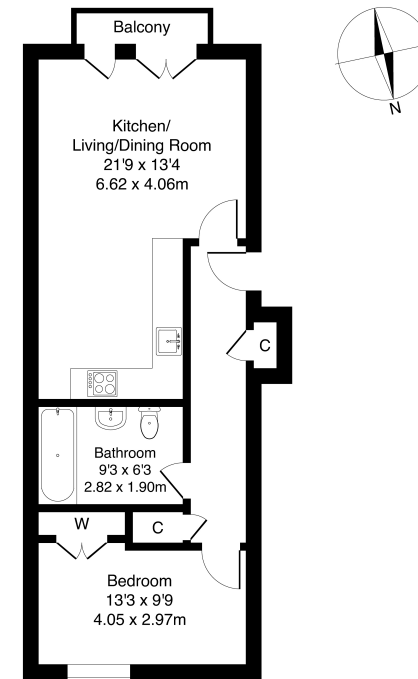
A welcoming, carpeted entrance hall provides access to all areas of this well-presented property. The open-plan living and kitchen space features stylish wood-effect flooring, a central light fitting, and access to a Juliet balcony, creating a bright and airy living environment. The modern kitchen is fitted with wood-effect worktops, a sink with a drainer, and contemporary spotlighting. It comes fully equipped with a fridge/freezer, washing machine, integrated oven, and a gas hob with an overhead canopy extractor.

The generously sized double bedroom benefits from soft carpeted flooring, a central light fitting, and a double fitted wardrobe for added convenience. Completing the home is a sleek three-piece bathroom, featuring tiled flooring and splashback surrounds, recessed spotlighting, and a shower over the bath, offering both comfort and practicality.



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Approximate Gross Internal Area: (517 sq ft - 48 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 residential area in north Edinburgh, known for its excellent schools, convenient shopping options, and strong transport links. Residents benefit from a variety of nearby supermarkets, including Morrisons, Sainsbury's, and Waitrose, ensuring everyday essentials are always close at hand. Just a short distance away, Ocean Terminal offers a wide array of amenities, including a multi-screen cinema and a diverse selection of restaurants. The vibrant neighbourhoods of Comely Bank and Stockbridge are also easily accessible, offering an eclectic mix of independent shops, cafés, bars, and eateries. Outdoor enthusiasts will appreciate the scenic cycle paths along the

Water of Leith and the beautiful green spaces of the Royal Botanic Garden and Inverleith Park. For indoor fitness and leisure, Westwoods Health Club and Ainslie Park Leisure Centre are both within easy reach. The area is well-served by a mix of respected local schools, including the prestigious Edinburgh Academy and Fettes College. Excellent road links via Ferry Road provide easy access across the city and connect to the city bypass and A90, making commuting and travel highly convenient.









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