



6/20 ARNEIL DRIVE

Crewe, Edinburgh, EH5 2GR



1

Public Room



2

Bedrooms



2

Bathroom



6/20 ARNEIL DRIVE

Enjoying spectacular panoramic views of Edinburgh's iconic skyline (including the Castle) this two-bedroom fifth-floor flat is located on the top floor of the sought-after and well-connected Arneil Drive development, just a short distance from the city centre. The beautifully presented interiors are move-in-ready and include a welcoming entrance hall, a bright open-plan living/dining room and kitchen with a Juliet balcony, a principal bedroom with en-suite shower room and built-in storage, a second bedroom with home study potential, and a bathroom with shower-over-bath. Set within a modern development with well-maintained communal gardens, elevator access and a secure entry system, the property further benefits from private off-street residents' parking and a shared bike store.







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RATING

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COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Two bedroom top floor flat
- Breathtaking views across Edinburgh
- Desirable city development
- Accessed via secure entry system and communal elevator
- Entrance hall with ample storage
- Spacious open-plan living/dining room and kitchen
- Double bedroom with en-suite shower room
- Second bedroom/home study
- Bathroom with shower-over-bath
- Well-maintained communal gardens
- Private unallocated residents' parking
- Shared bike store on the ground floor







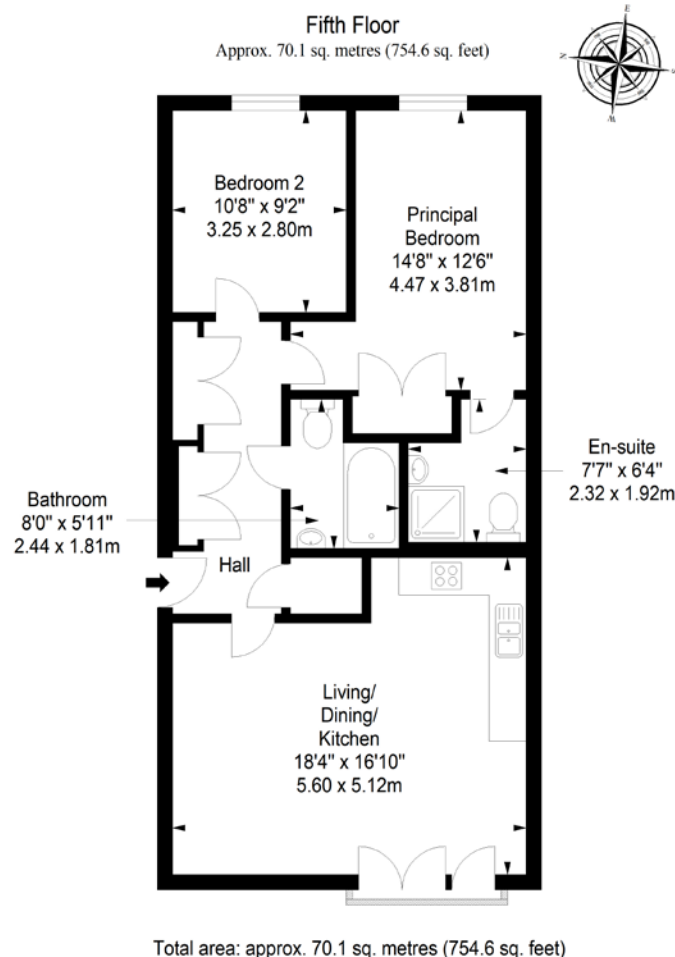
Extras: The sale includes all fitted floor and window coverings, light fittings, integrated kitchen appliances, a fitted wardrobe, the double bed in the principal bedroom, the sofa, and the fridge/freezer.

Factor: The factor is managed by Charles White at an approximate quarterly cost of £400.00



CREWE, EDINBURGH

Lying just three miles northwest of Edinburgh city centre and well-connected by excellent transport links, the popular suburb of Crewe benefits from a wealth of local shopping and recreational amenities. Some of the capital's most treasured green spaces are also in easy reach, including Inverleith Park and the Royal Botanic Garden. For grocery and everyday shopping, Crewe is served by an excellent selection of major supermarkets in the immediate surrounding area, as well as a post office, a pharmacy and a medical centre. A great selection of high-street outlets can be found at Craighleith Retail Park and Ocean Terminal, which also boasts a multi-screen cinema, popular family restaurants and a 24-hour gym. Further local sports facilities are on offer at Ainslie Park Leisure Centre, with a pool, a gym, a sports hall and fitness classes. Crewe's superb selection of private and state schooling options includes Forthview and St David's RC primary schools, Craigroyston Community and St Augustine's RC high schools, and the prestigious independent Fettes College. With its proximity to the main thoroughfare of Ferry Road, the area provides swift access into the city, as well as the Forth bridges, the City Bypass and the M8/M9 motorway network.



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