

3 (flat 1) Arneil Drive, Crewe, Edinburgh, EH5 2GR



3 (flat 1) Arneil Drive | Crewe | Edinburgh | EH5 2GR

Description

Particularly appealing dual-facing 2 bed ground floor apartment, forming part of the desirable Varcity North development conveniently located, close to an excellent range of amenities and super transport links in Edinburgh. This superb home has been finished to a good standard throughout, and provides comfortable and tastefully presented interior representing an ideal home for an individual or couple.

- Welcoming reception with useful utility cupboard and further fitted storage
- Impressive open plan living/dining room/kitchen, falling naturally into three defined areas featuring patio doors opening onto a west-facing communal patio area
- Spacious master bedroom with fitted wardrobes and en-suite shower room
- Double bedroom 2
- Well appointed bathroom consisting of a white three piece suite having a shower attachment
- Gas central heating and double glazing ensure year-round comfort and efficiency
- Secure entry phone system
- Communal landscaped grounds with ample residents parking and shared bike store

Extras

The fitted carpets, blinds, oven, hob, cooker hood, dishwasher, washing machine and fridge/freezer are included. Additional items of furniture may be available by separate negotiation.

EPC Rating: B

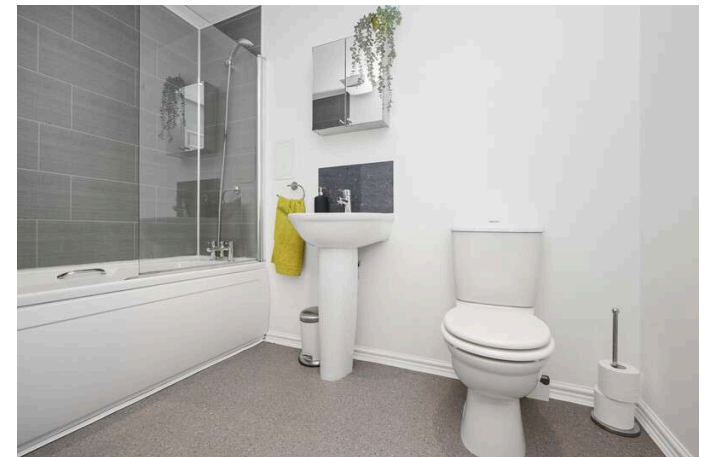
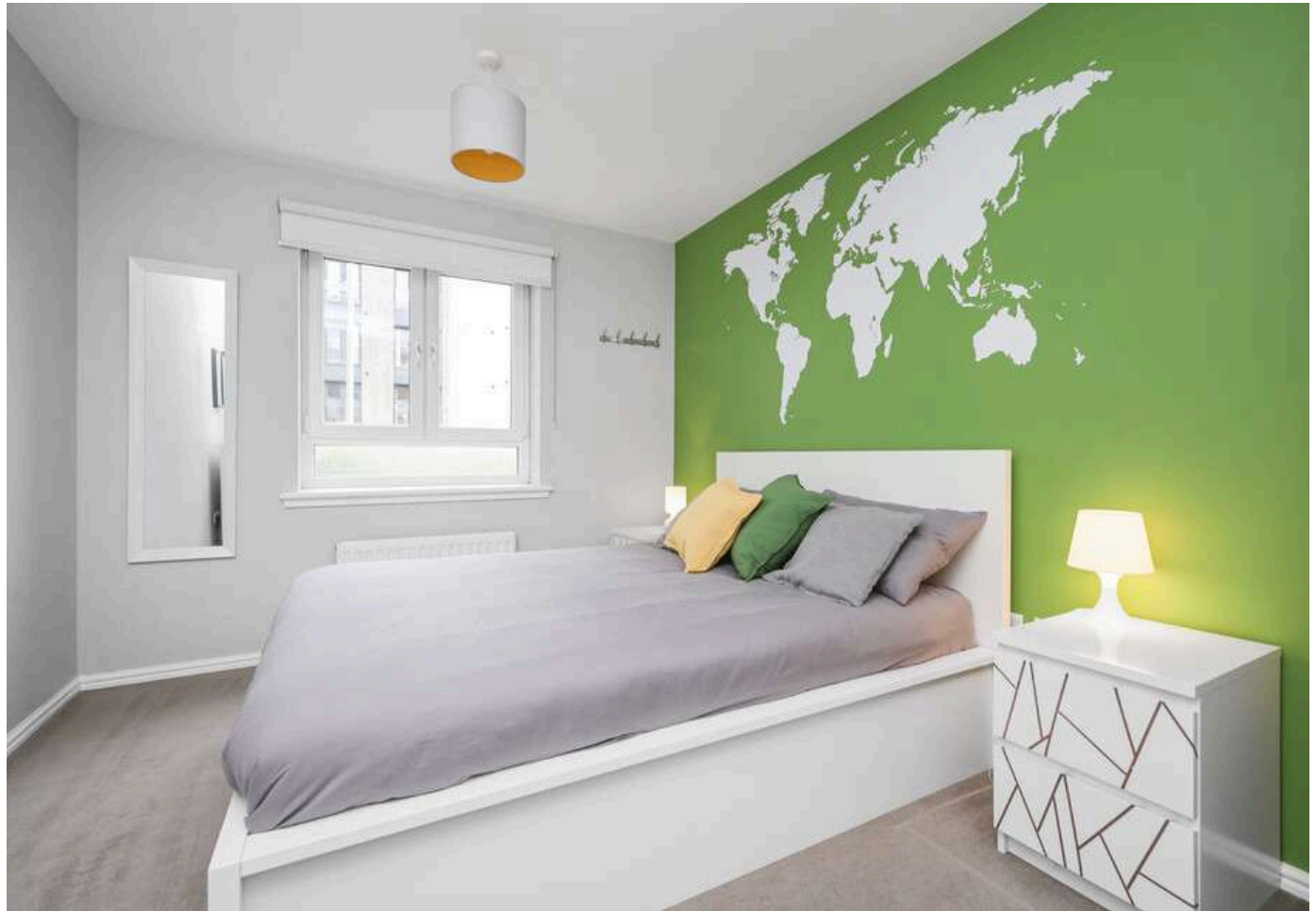
Price and Viewing

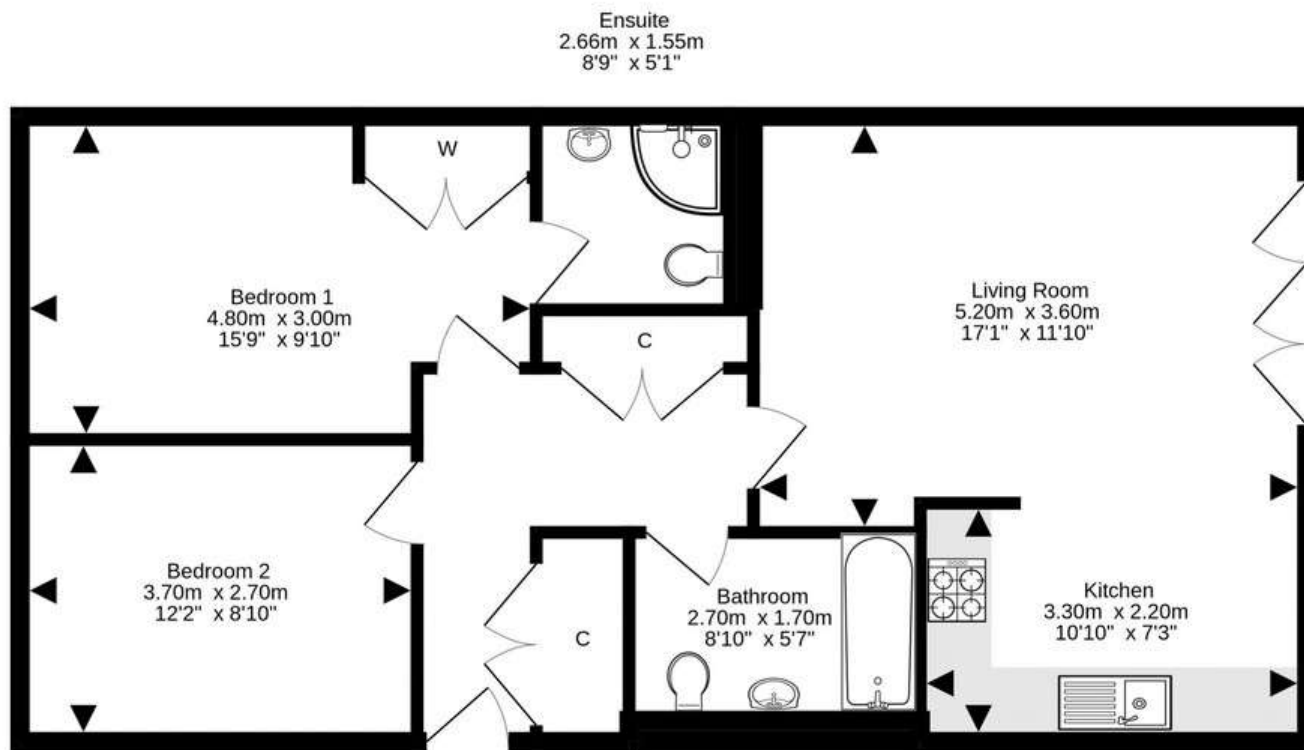
For price and viewing information or further details on this property please contact us on 0131 557 3188.



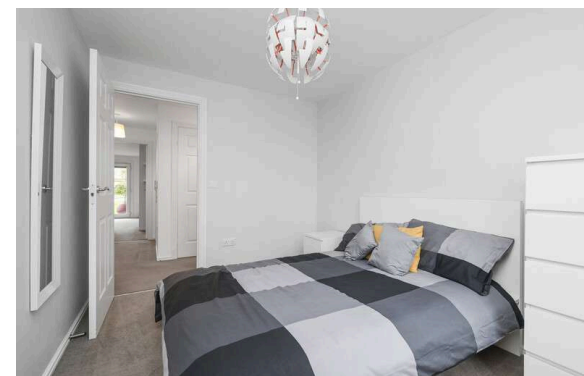
Location

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 has a superb selection of private and state schooling options, including 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.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024.



1 Inverleith Terrace
 Edinburgh
 EH3 5NS
 T: 0131 557 3188
 F: 0131 557 6561
www.connormalcolm.com

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

