



Flat 1, 7 Arneil Place

EDINBURGH | EH5 2GP

Description

Boyd Legal are delighted to present to the market this lovely 2-bedroom ground floor apartment, forming part of the Varsity North development by Miller Homes. This well-presented apartment offers sleek, stylish living and is presented to the market in good order and briefly comprises; a welcoming entrance hallway with storage cupboard, a bright, well portioned open plan living room/kitchen, two good sized bedrooms and a larger than average bathroom. The living area provides a comfortable space, and the kitchen area is fitted with contemporary base and wall mounted units in white, with complimentary worktop with integrated oven and hob. The master bedroom provides a tranquil retreat and comes complete with fitted wardrobes and an en-suite shower room, the second bedroom is light and airy and there is a good large family sized bathroom. The property further benefits from gas central heating and double glazing. Externally there are well maintained communal landscaped grounds throughout the development, a bike store and ample residents parking facilities. This property is ideal for a first-time buyer, young family or perhaps someone who is looking to downsize. Viewing is highly recommended to fully appreciate the standard of accommodation on offer.

Factoring

The development is managed by Charles White Limited and a monthly fee of approx. £127 is payable. This covers the cost of communal grounds maintenance, communal cleaning, communal electricity, maintenance and development maintenance

Location

The property is located in the Crewe area which lies in a north-western district of the city. The property is ideally placed for shopping, transport, educational and recreational facilities. Local shopping for your daily requirements can be found within walking distance but for those whose needs are greater, a wider range of shops can be found at Craighleith Retail Park, Ocean Terminal and the city centre. There are excellent bus services close to hand which will take you the short ten-minute journey into the city centre. Local state and private schools are within walking distance as are many fine recreational facilities within the area such as Ainslie Park Leisure Centre.

Extras

All fitted floor coverings and integrated appliances in the kitchen.



Features

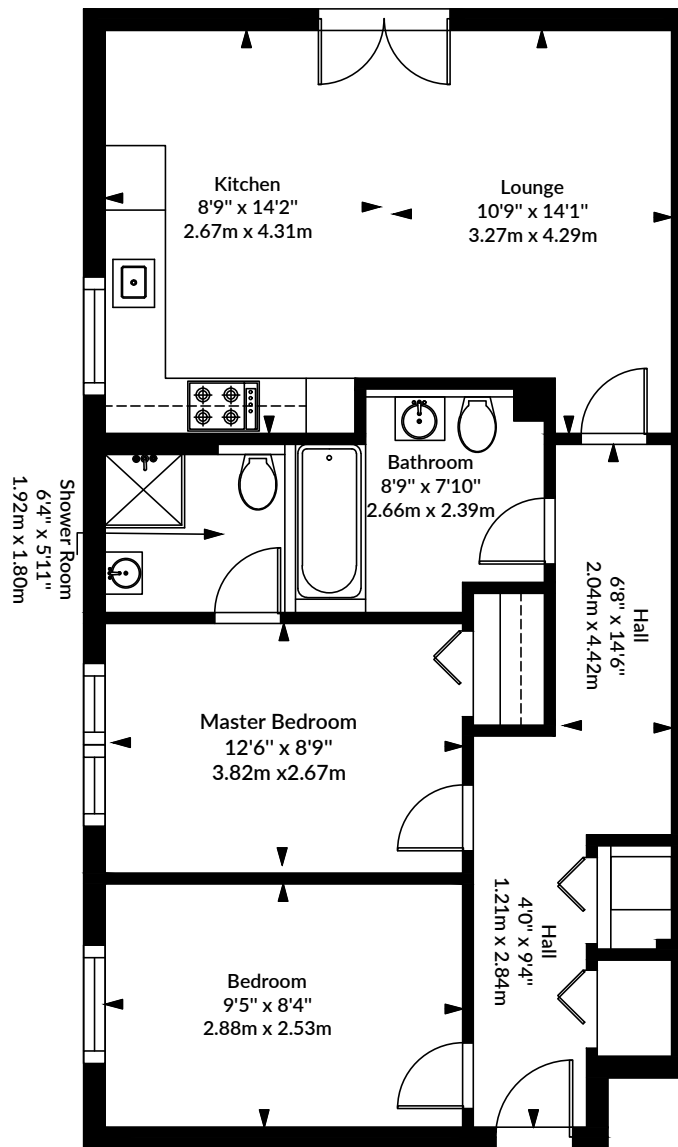
- Entrance hallway
- Open plan living room/kitchen
- 2 Bedrooms
- 2 Bathrooms
- Double glazing
- Gas central heating
- Good storage
- Entry phone security system
- Bike store
- Communal garden grounds
- Residents parking

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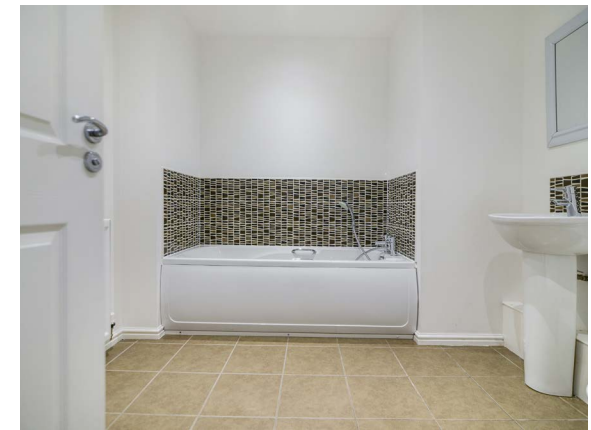
For price and viewing information please scan the QR code.

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vistaBee

This plan is for layout guidance only and is not drawn to scale, whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobe to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2025



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.

★★★★★ 5 stars on All Agents

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