





# Flat 2, 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 laundry cupboard off, a light and spacious open plan lounge/kitchen, master bedroom with fitted wardrobes and stylish ensuite shower room, a further double bedroom and a 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

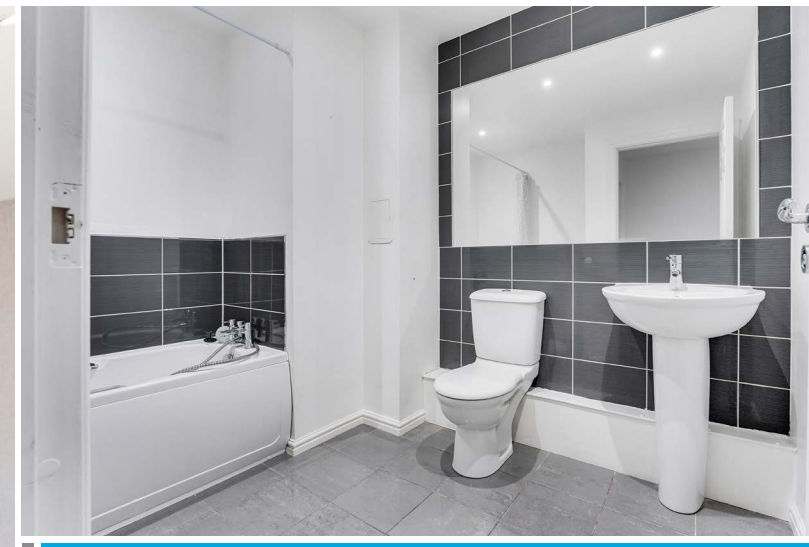
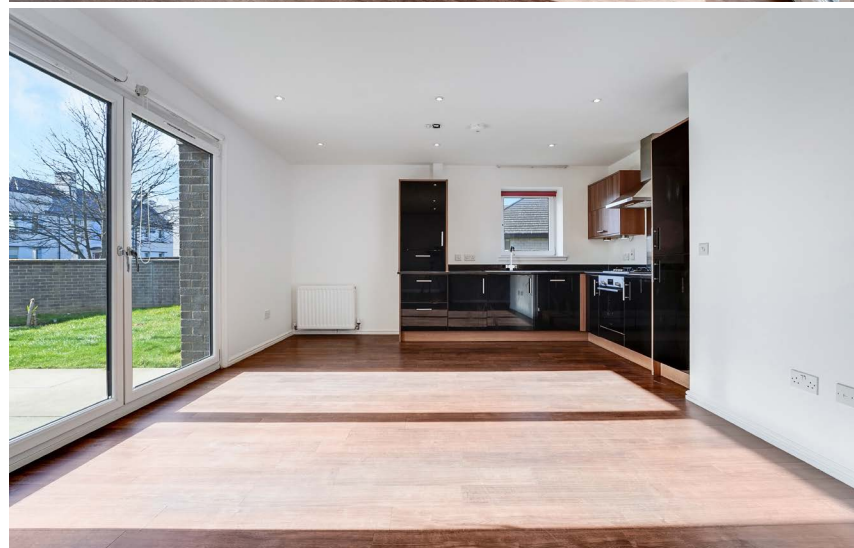
The development is managed by Charles White Limited and a monthly fee of approx. £127 is payable. This covers the cost of communal grounds maintenance, communal cleaning, communal electricity, maintenance and development maintenance.

## 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 Craigleith 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.

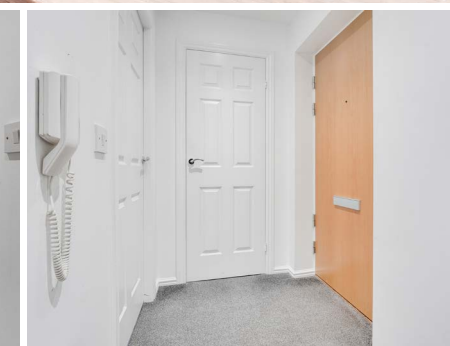
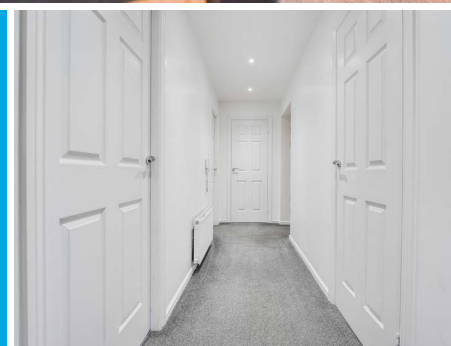


## Features

- 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



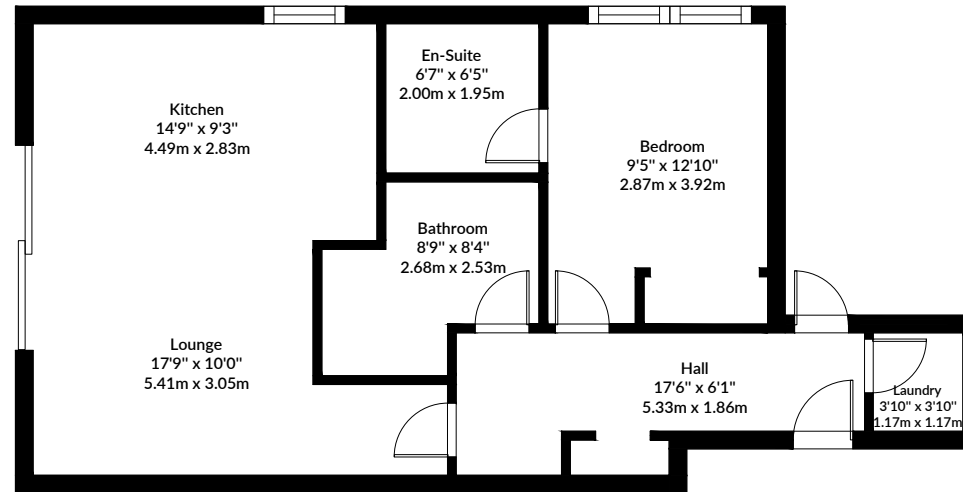
A lovely 2-bedroom ground floor apartment, forming part of the Varsity North development by Miller Homes.



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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/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
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★★★★★ 5 stars on All Agents

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