



Solicitors & Estate Agents








Offers Over
£210,000

13/16 Arneil Drive

Crewe | Edinburgh | EH5 2GS

This bright and immaculate top floor flat boasting stunning open views towards the Firth of Forth and Arthur's Seat is set within an established modern development close to excellent amenities and commuting links. Offered to the market in true move-in condition, early viewing is highly recommended.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  EPC rating - C
-  Council tax band – E



Description

In brief the accommodation comprises; secure entry system, lift/stair access, welcoming entrance hallway with excellent built-in storage, generously proportioned lounge/dining with beautiful open views and open plan to modern fitted kitchen, light and airy double bedroom with fitted wardrobes, further good sized double bedroom with en-suite shower room and fitted wardrobes and contemporary bathroom with white three-piece suite. Further benefits include gas central heating, double glazing and good storage throughout.



Extras

All fitted floor coverings, professional blinds and curtains will be included in the sale together with the fridge/freezer, washing machine, new tumble dryer and integrated oven/hob.

Gardens, Parking & Factors

The property is surrounded by well maintained communal garden grounds and ample residents parking is available together with a communal bin store. A factoring fee is made payable to Trinity Factors of approximately £100 per month for the upkeep of the communal areas. This does include buildings insurance.

Viewing

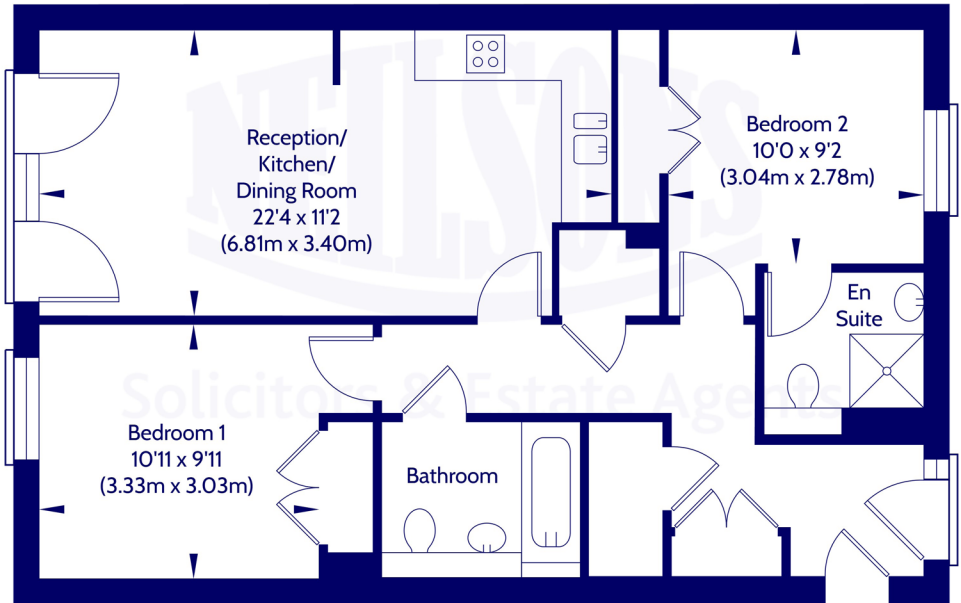
By appointment through Neilsons (0131 625 2222).





Location

Crewe provides excellent local shopping amenities including a Morrisons superstore on Ferry Road and a Waitrose supermarket at nearby Comely Bank Road. The Craighleith Retail Park is just a short drive away, offering a Sainsbury's superstore, Marks and Spencer's along with other major retail outlets. The Western General Hospital and Fettes College are within walking distance and there is regular public transport which links the city centre and other parts of the city. For the commuter travelling further afield, there is good access via Queensferry Road to the City Bypass, main motorway networks, Queensferry Crossing and Edinburgh International Airport. Recreational amenities can be found nearby which include Ainslie Park Leisure Centre, Westwood Health Club with pleasant walks at Inverleith Park, Royal Botanic Gardens and a cycle path takes you to the City Centre, Haymarket and Leith. Good schooling at all levels can be found locally.



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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