



Solicitors & Estate Agents











Offers Over

£220,000

3/16 Arneil Place

Crewe | Edinburgh | EH5 2GU

Beautiful two bedroom third floor flat forming part of a sought-after modern development in Crewe. Within easy reach of the city centre whilst being close to superb amenities and transport links, the property is well-suited to a variety of buyers including first-time purchasers, professionals and couples.

-  2 beds
-  1 public
-  2 bathrooms
-  Communal gardens
-  Residents parking
-  Passenger lift
-  EPC Band - B
-  Council Tax Band - E



Description

Internally, the property is presented in true move-in condition whilst briefly comprising; inviting entrance hallway with excellent storage provisions, open-plan lounge/kitchen/diner with a double Juliet balcony and lovely south-facing outlook, range of integrated white goods and under-unit lighting whilst being finished with stylish gloss grey units, generous principal double bedroom with a Juliet balcony and integrated double wardrobe, modern partially-tiled en-suite shower room with a corner cubicle, second sizeable double bedroom with another Juliet balcony, and more integrated storage options, and a sleek partially-tiled bathroom suite with an over-bath rainfall shower.

Further benefits include a secure door entry system, passenger lift, gas central heating and double glazing throughout.

Factor fees are payable of approximately £110 per calendar month.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, washing machine and dishwasher, freestanding fridge-freezer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

The property is surrounded by well-maintained communal garden grounds and ample residents parking is available together with a communal bin store.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

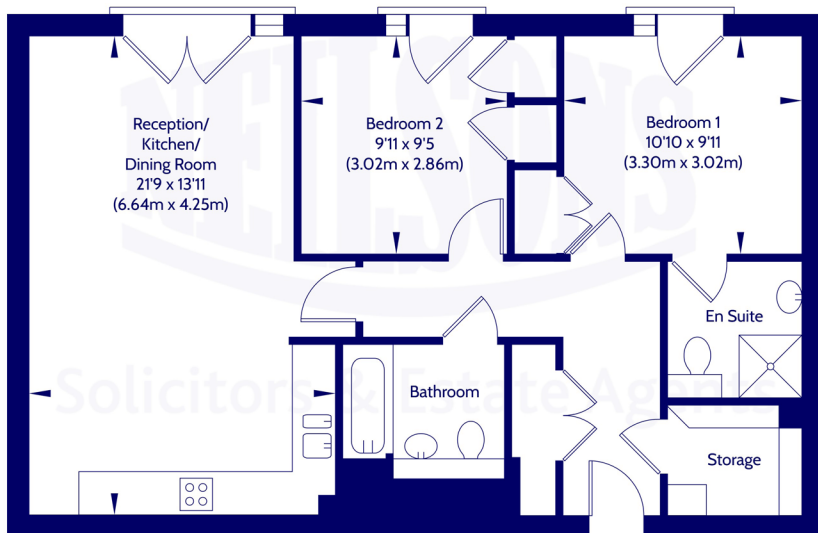
The property is in the established district of Crewe, which is situated approximately three miles north west of Edinburgh City Centre. The area is well served by a frequent bus service which travels to many parts of the City and the City Bypass is also easily accessible, with links to central Scotland's main arterial roads. There are convenient shops in the immediate vicinity to cater for day to day needs and more extensive amenities can be found in nearby Leith or Stockbridge, which offers a fantastic selection of shops, popular bars and restaurants. In addition, there is a Morrisons on Ferry Road and a large Asda in Newhaven. For the outdoor enthusiast there are variety wonderful natural spaces in the surrounding area, including promenade walks along the banks of the Forth, the beautiful water of Leith walkway and The Royal Botanic Gardens.





Approx. Gross Internal Floor Area 70 Sq M / 753 Sq Ft.

Third Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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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