







## Welcome

Welcome to Arneil Drive, this well-proportioned two bedroom apartment is situated in the popular residential area of Crewe, lying to the north west of the city. Ideally set within a modern development, the property benefits from lift access, secure entry, along with residents and visitors parking. The apartment features a bright and spacious open-plan living area allowing plenty of natural light. The modern kitchen is fully equipped with integrated appliances and ample storage space. Both bedrooms are generously sized, with the master benefits from an en-suite. Externally, the property is surrounded by well-maintained communal garden areas, providing a peaceful outdoor space for residents. With excellent transport links and local amenities nearby, this apartment offers a fantastic opportunity for first-time buyers, professionals, or investors alike. Early viewing is highly recommended

- Reception hallway.
- Open plan living, dining and kitchen.
- Fully equipped kitchen.
- Two bedrooms, master with an en suite shower room
- Bathroom comprising WC, wash hand basin, double shower unit.
- Gas central heating.
- Double glazing.
- Residents and visitors parking.
- Secure entry system.
- Lift to all floors.







## Crewe

The property is situated in the established Crewe area, which lies to the north-west of the city centre. There are a range of local shops in the area further shopping found at Stockbridge and Craigleith Retail Park. The area is well serviced by nearby regular transport services leading to the city centre and many surrounding areas. The property is also well placed for access to all major road networks, Edinburgh Airport, the M8 and Queensferry Crossing. Schooling is well represented from nursery to senior level and the property is also conveniently located for Telford College and the Western General Hospital. Recreational amenities include the Ainslie Park Leisure Centre, Inverleith Park and the Botanical Gardens

## Agent's notes

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included. The development is factored by Charles White with an approximate annual fee of £1,100 which includes block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.

# Get in touch

 [mcdougallmcqueen.co.uk](https://mcdougallmcqueen.co.uk)

 [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith  
EH22 1JB

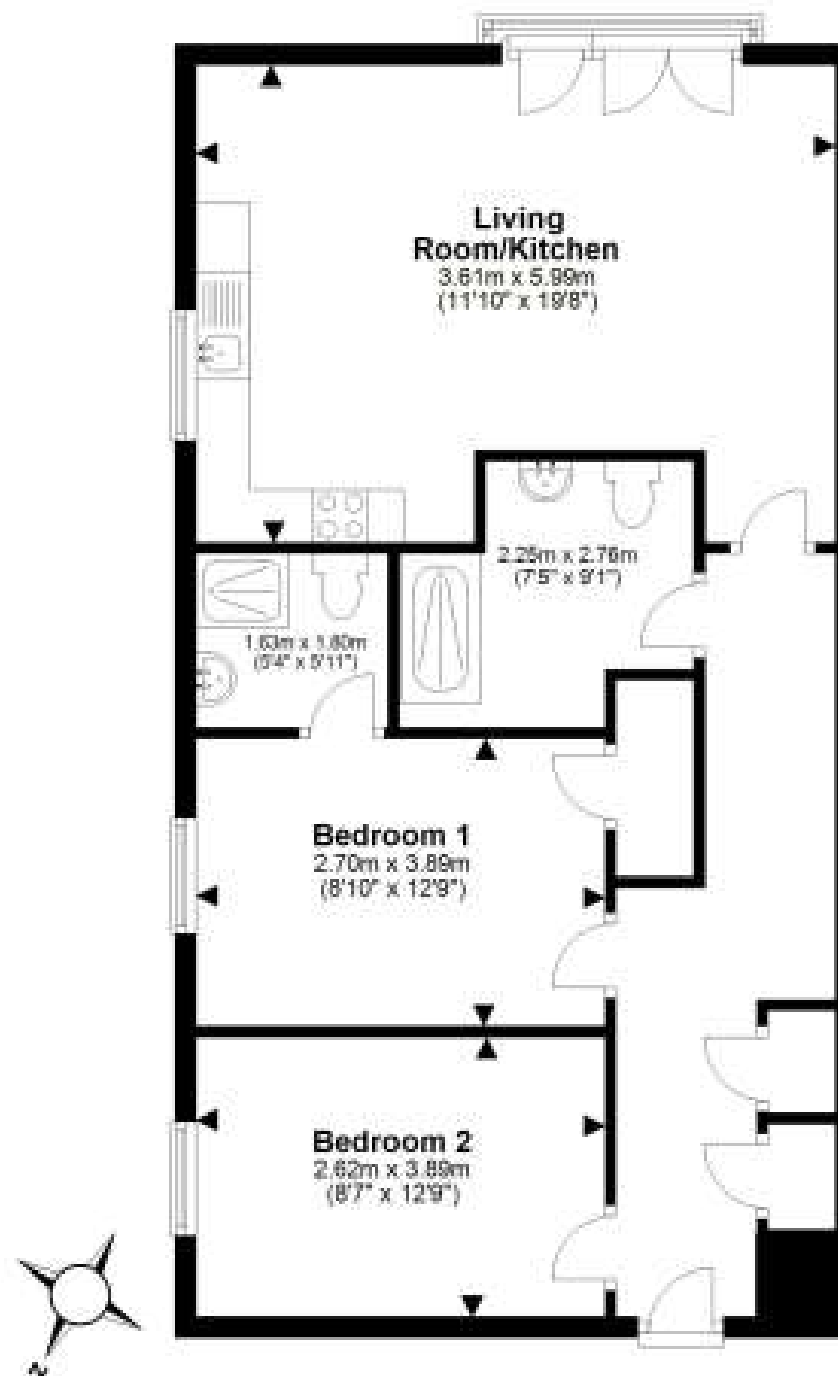
Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



CHARTERED FIRM

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 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. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.