



RE/MAX PROPERTY



Flat 8, 13 Arneil Drive, Granton, Edinburgh, EH5 2GS



- **Beautiful 2nd Floor Apartment**
 - **Great Location**
 - **Generous Lounge**
- **Modern Open Plan Kitchen**
- **Lovely Double Bedroom**
- **Stylish Bathroom**

**Fabulous, Modern Apartment!!
Call Me To Book Your Viewing!!**

Carol Lawton and RE/MAX Property are delighted to offer to the market this beautifully presented 1 bed 2nd floor apartment in a great location. The property comprises of bright hall, generous lounge with open plan modern kitchen, double bedroom and a stylish bathroom. The flat is in immaculate condition and is a credit to the current owners. Don't miss out viewing this one!!

The property is located in the highly popular residential area of Granton and provides a superb family home ideal for a first time buyer or letting/investment property. Sporting and recreational facilities nearby include the David Lloyd Tennis and Health Club and Alien indoor rock-climbing facility at Newhaven, along with The Royal Botanic Gardens, Inverleith and Victoria Parks and the Ocean Terminal development providing a large cinema complex a short drive away. There are plenty of local shops providing for everyday requirements close by, with larger stores available at Ocean Terminal and Morrisons superstores situated along Ferry Road and at Granton, with a large Asda located at Newhaven. The surrounding area offers excellent schools from nursery to secondary level, with part of Edinburgh College also located nearby. Easy access to the City Centre is by way of a regular public transport system passing along the main road.

Front

There is a secure entry system, lift and stairs to all floors.

Entrance Hall

15' 1" x 3' 11" (4.599m x 1.201m)

Enter via a wooden door into the light and attractive hall that has a 2 ceiling lights, carpet flooring, 2 x large cupboards, security system, smoke alarm and a radiator. Access to the lounge, bedroom and bathroom.

Lounge

17' 2" x 10' 8" (5.239m x 3.251m)

Newly decorated, bright room with large windows to the rear which overlooks the park. 3 ceiling lights, carpet flooring, smoke alarm and a radiator. Access to the open plan kitchen.

Kitchen

9' 11" x 9' 8" (3.024m x 2.939m)

Very modern room comprising of base and wall units with complimentary worktops, matching upstands and a stainless steel sink with a chrome mixer tap. Integrated gas hob, electric oven and extractor fan, space for freestanding fridge/freezer and washing/dryer, these will be left as gifts. Downlighters, vinyl flooring, smoke alarm and a very large storage cupboard.

Bedroom

10' 4" x 10' 4" (3.162m x 3.145m)

Beautiful room with a window to the rear of the property. Central light fitting, carpet flooring, double fitted wardrobes offering excellent hanging and storage space, smoke alarm and a radiator.

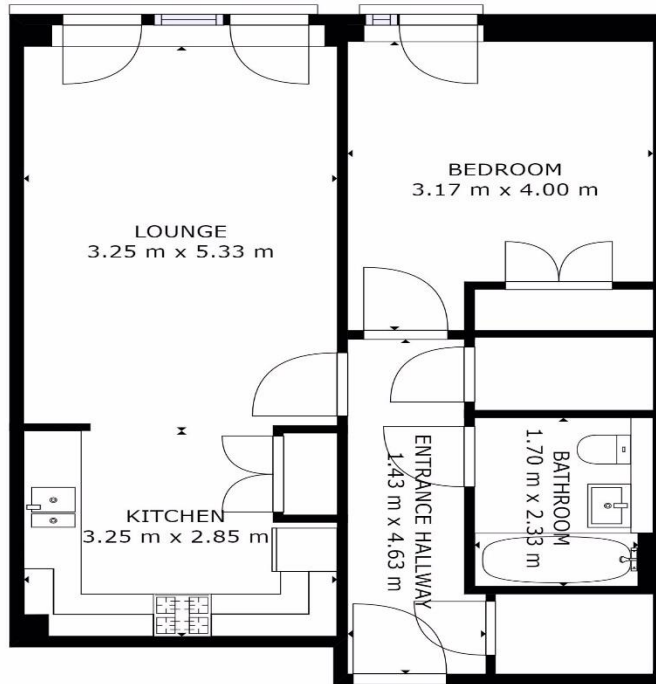
Bathroom

7' 7" x 6' 0" (2.313m x 1.833m)

Recently renovated, stylish bathroom comprising of a white WC, sink with a chrome mixer tap, bath with a chrome mixer tap and an overhead mains operated shower and glass screen. Downlighters, fully tiled walls, tiled flooring and a chrome heated towel radiator.



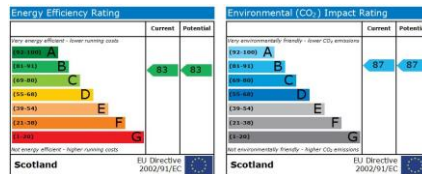




GROSS INTERNAL AREA
FLOOR 1: 57 m²
TOTAL: 57 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



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These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked.

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