



6/19 Arneil Drive
Crewe, Edinburgh, EH5 2GR



VMH SOLICITORS



6/19

Arneil Drive

Part of a sought-after contemporary development in popular Crew, this three bedroom fourth floor flat is in true walk-in condition.

- Secure shared entrance with lift service
- Welcoming hallway with two hall cupboards
- Spacious open-plan living/kitchen/dining space enjoying dual aspect views and French doors to a Juliet balcony
- Modern kitchen with island complete with integrated appliances
- Principal bedroom with built-in wardrobe and en-suite shower room
- Two further good sized double bedrooms
- Three-piece family shower room
- Gas central heating and double glazing



Offers Over: £245,000

Home Report: £250,000

EPC Rating: B

Council Tax: E

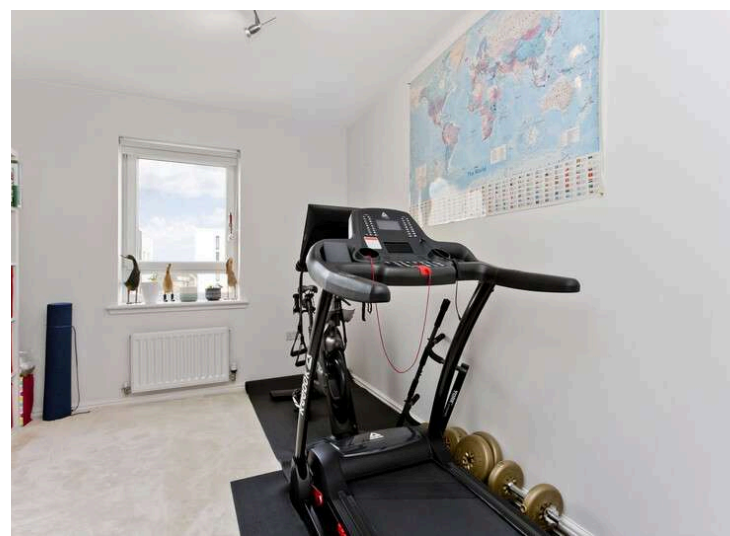
Tenure: Freehold

Immaculately presented, contemporary three bedroom property boasting sociable open-plan living with stylish fixtures and fittings and the benefit of private residents' parking.

Internally the property comprises of a central hallway with two built-in cupboards, bright and spacious open-plan living/kitchen/dining area which enjoys a dual aspect view together with french windows opening out onto a Juliet balcony, modern kitchen with island and breakfast peninsula complete with integrated appliances, principal bedroom with built-in wardrobe and en-suite shower room, two further generously sized double bedrooms and a three-piece family shower room with step-in rainfall shower. The property further benefits from gas central heating and double glazing. Externally, the property enjoys landscaped garden grounds.

Extras: All floor coverings and carpets, blinds and curtains, light fittings, hob, oven, dishwasher and fridge/freezer are included in the sale price

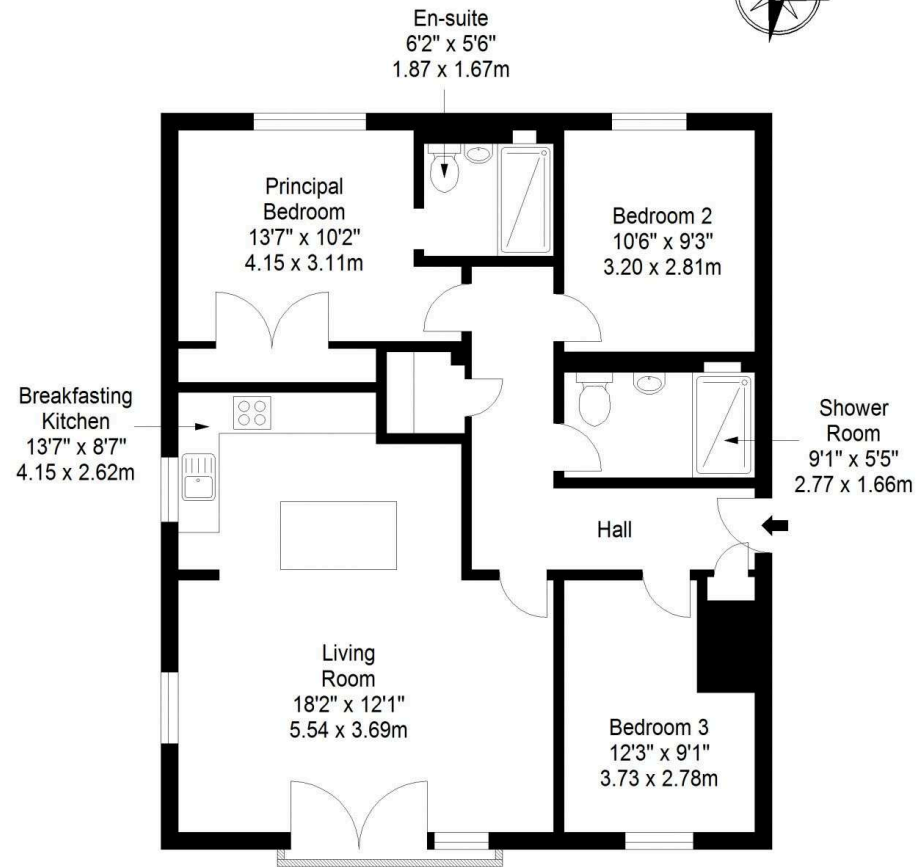
Factor: The property is factored by Charles White, at a cost of approximately £100 pcm inclusive of buildings insurance and maintenance of the lift and all common areas.



Crewe is a quiet residential area situated to the North of the City within close proximity to the Western General Hospital. Craigleith Retail Park is a short drive away and Morrison's Superstore on Ferry Road is within walking distance. The open spaces of the Botanic Gardens and Inverleith Park are close by as is the fashionable area of Stockbridge. A regular bus service runs to and from the city centre and beyond. The Edinburgh city bypass, main motorway networks, the Queensferry Crossing and Edinburgh International Airport are all easily accessible.



Fourth Floor
Approx. 87.0 sq. metres (936.5 sq. feet)



Total area: approx. 87.0 sq. metres (936.5 sq. feet)



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