



1/17 Arneil Place  
CREWE | EH5 2LZ

  
**warners**  
solicitors & estate agents





## 1/17 Arneil Place Crewe | Edinburgh | EH5 2LZ

Ideally positioned within easy reach of the city centre, and close to the vibrant communities, this impressive two-bedroom apartment forms part of a modern development. Offering generous proportions, abundant natural light, and the convenience of residents' parking, this property is perfect for professionals, couples, or those seeking a low-maintenance city home. The apartment is accessed via a secure shared entrance with both lift and stair access. Once inside, a spacious central hallway leads to an open-plan living, dining and kitchen area. Cleverly arranged the room is flooded with natural light thanks to its floor-to-ceiling windows and dual aspect. A set of bifold doors open onto a Juliet balcony, connecting the indoors with the outdoors and creating a perfect space to enjoy the afternoon and evening light. The contemporary kitchen is fitted with a full range of integrated appliances and offers ample storage with wall and base units. A separate utility cupboard provides a discreet laundry area. Both bedrooms are well-proportioned doubles, each benefiting from generous built-in wardrobes and French doors opening to Juliet balconies. The principal bedroom enjoys the added luxury of a private en-suite shower room, while the second bedroom is served by a modern bathroom fitted with a white three-piece suite and attractive finishes. Completing the accommodation is a spacious box room, offering excellent additional storage or the potential to be used as a home office or study area. Externally, residents enjoy access to a landscaped communal garden, shared bike storage and residents parking. With its blend of generous space, modern design, and a desirable location with superb transport links and green spaces nearby.

### Accommodation & Key Features:

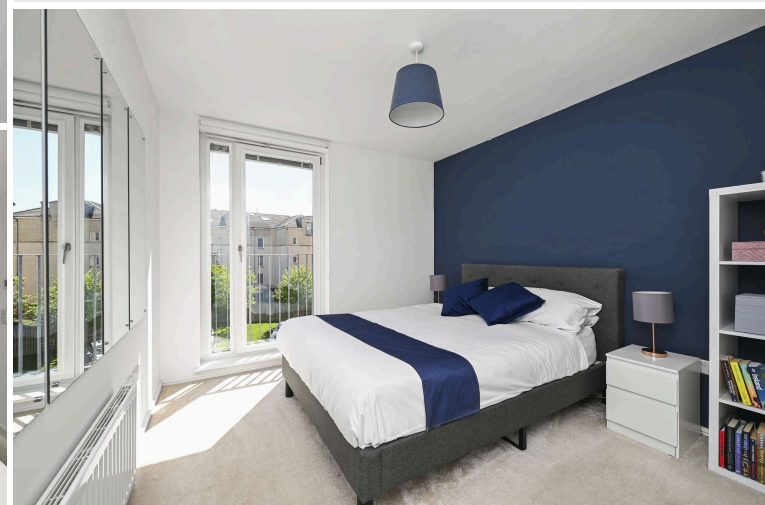
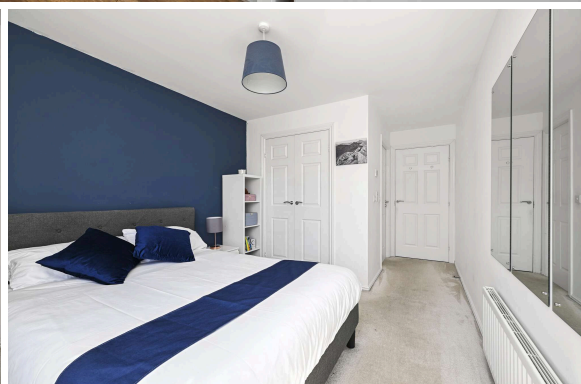
- Spacious two-bedroom second-floor apartment in modern development
- Secure communal entry with lift and stair access
- Open-plan living, dining and kitchen with floor-to-ceiling windows
- Juliet balcony with bifold doors providing indoor-outdoor flow
- Contemporary kitchen with integrated appliances
- Welcoming hallway with storage cupboard and useful box room
- Two double bedrooms, each with built-in wardrobes and Juliet balconies
- Principal bedroom with en-suite shower room
- Modern family bathroom with three-piece suite and quality finishes
- Gas central heating and double glazing throughout
- Landscaped communal gardens & residents parking and bike storage

**PRICE & VIEWING:** Please refer to our website,  
[www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

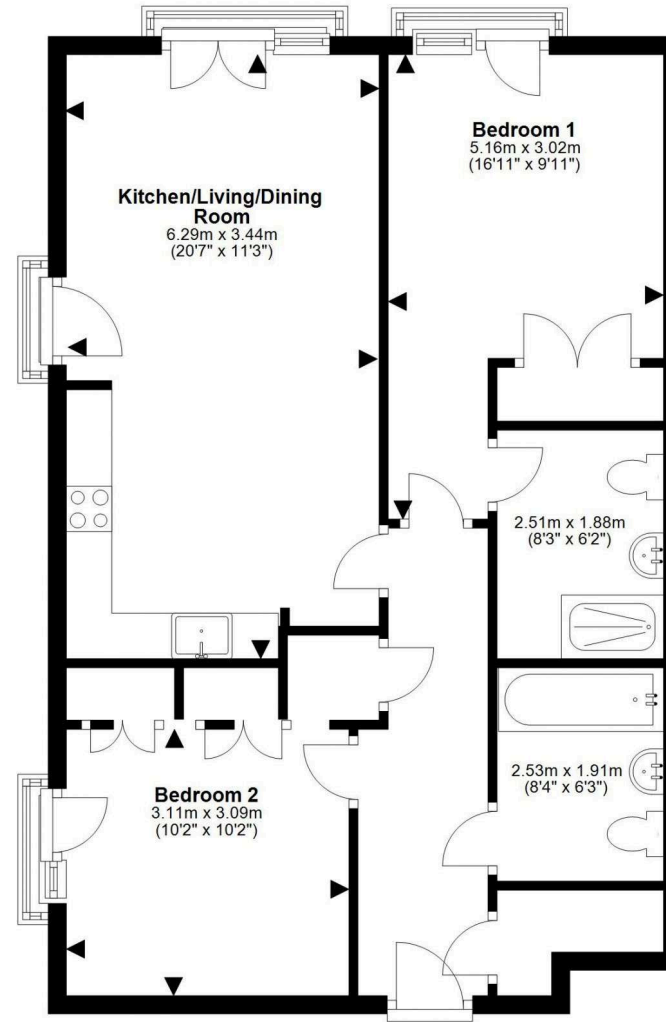


All integrated appliances including dishwasher, washing machine and fridge freeze will be included along with all blind and curtains in living room. EPC: B CT: E Factoring: Approx. £90 P/M (Includes block building insurance) to Trinity Factors.

Crewe is an ever popular area located in north Edinburgh, close to the scenic shoreline of the Forth Estuary, where lovely walks can be taken at Granton Harbour or along Silverknowes Beach. Local shopping includes a Morrisons supermarket on Ferry Road, but for those larger shopping trips, regular bus services give access to a wider range of shops at Craigmile Retail Park, the trendy boutiques and eateries in Stockbridge or the City Centre shops and attractions. Schooling is available at primary and secondary levels and there are recreational facilities within easy reach including Ainslie Park, which has sports facilities and a swimming pool, Inverleith Park and the Botanic Gardens. The Airport, City Bypass and main motorway networks are also within easy reach.







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