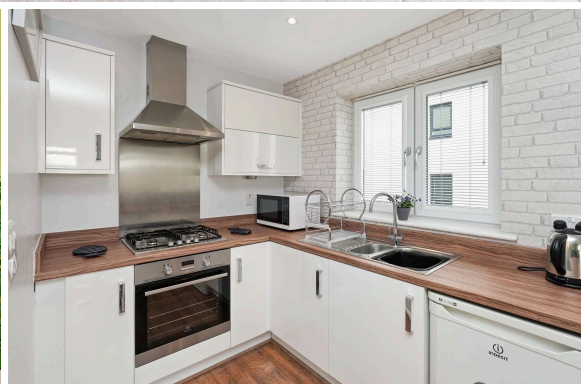




5/8 Arneil Drive
CREWE | EDINBURGH | EH5 2GR


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5/8 Arneil Drive

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Enjoying a prime third-floor position within a contemporary and well-maintained development, this stylish two-bedroom apartment offers light-filled interiors, partial sea views, and a modern open-plan layout designed for relaxed everyday living.

The apartment is accessed via a secure shared entrance with both lift and stair access, leading to an inviting reception hallway with two generous storage cupboards. At the heart of the home lies a spacious dual aspect open-plan living room and kitchen, a bright and welcoming space featuring two sets of French doors opening onto a Juliet balcony, allowing light to flood the room while offering an open outlook. A contemporary breakfast bar provides a natural divide between the kitchen and living zones, creating the perfect layout for both dining and entertaining. The principal bedroom boasts an integrated wardrobe and a stylish en-suite shower room, while the second double bedroom offers generous proportions and space for free-standing furnishings. A well-appointed main bathroom with a three-piece suite, shower over bath completes the accommodation.

Accommodation & Key Features

- Stylish third-floor apartment within a modern development near Newhaven
- Bright open-plan living room and kitchen with Juliet balcony
- Breakfast bar providing natural divide between kitchen and living zones
- Welcoming hallway with two useful storage cupboards
- Principal double bedroom with integrated wardrobe and en-suite shower room
- Second well-proportioned double bedroom
- Modern bathroom with three-piece suite and quality finishes
- Landscaped communal gardens and residents parking
- Excellent transport links and amenities within easy reach
- Gas central heating
- Cycle storage

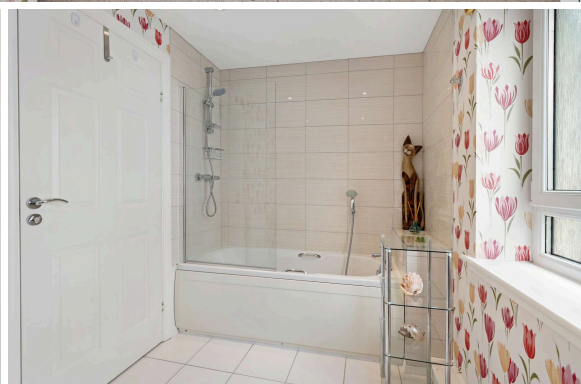
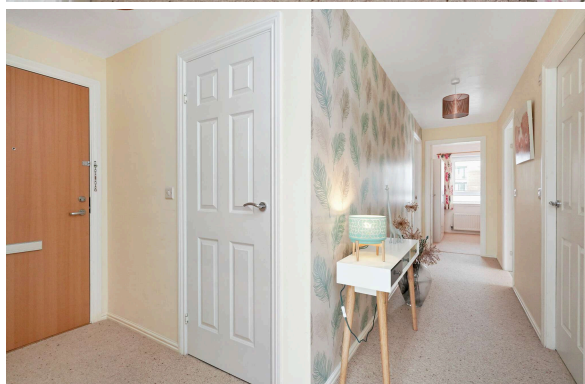
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Crewe is located in north west Edinburgh, some three miles from the City Centre. Local shopping includes a Morrisons supermarket on Ferry Road, but for those whose needs are greater, regular bus services give access to a wider range of shops in Stockbridge or the City Centre itself. Schooling is available at primary and secondary levels and there are recreational facilities within the area including Ainslie Park which has sports facilities and a swimming pool. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.

Energy rating B, Council tax band E. Factor is managed by Charles White and costs around £500 per quarter. This includes communal electricity, communal grounds maintenance and communal cleaning, the lift costs, insurance premiums, development maintenance etc.

Extras included in this sale are curtains, perfect fit and venetian blinds, fridge, washing machine and wall mounted bedroom tv. Included by separate negotiation are the settees, bar stools, divans, and other free standing furniture.





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.

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