



2/2 Arneil Place
CREWE | EDINBURGH | EH5 2GU


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Rarely available, this modern three-bedroom ground floor apartment forms part of the highly desirable Varsity North development, conveniently situated close to a wide range of local amenities and excellent transport links in Edinburgh.

Finished to a high specification throughout, the property features a modern shower room and bathroom, alongside fresh décor, creating a light-filled and immaculately presented living environment. Ideal for professionals, couples, small families, or as a rental investment, this exceptional home is sure to impress.

The accommodation comprises a welcoming entrance hallway with ample storage and a useful utility cupboard, leading to a fabulous open-plan living, dining, and kitchen area, naturally divided into three distinct zones and opening via French doors to a Juliette balcony. The dual-aspect master bedroom boasts a fitted wardrobe and contemporary en-suite shower room. Two further bedrooms, one with a fitted wardrobe, are complemented by a beautifully appointed principal bathroom.

Additional features include gas central heating, double glazing, a secure entryphone system, ample residents' parking, and landscaped communal grounds. Early viewing is highly recommended to appreciate this outstanding apartment.

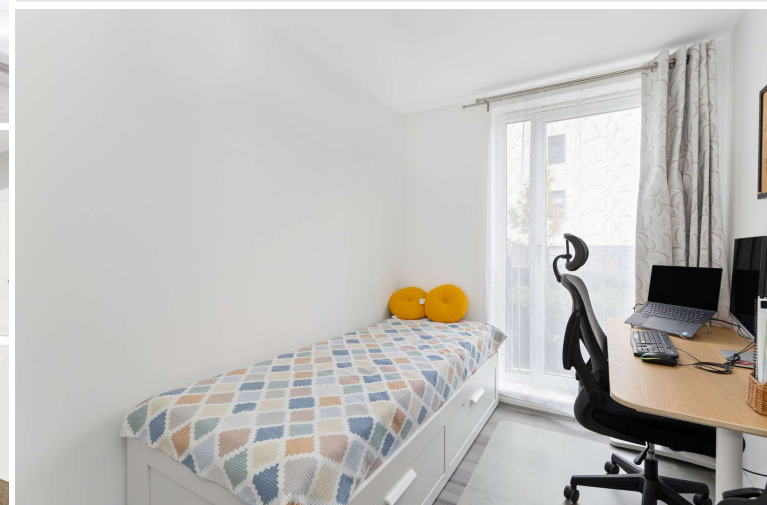
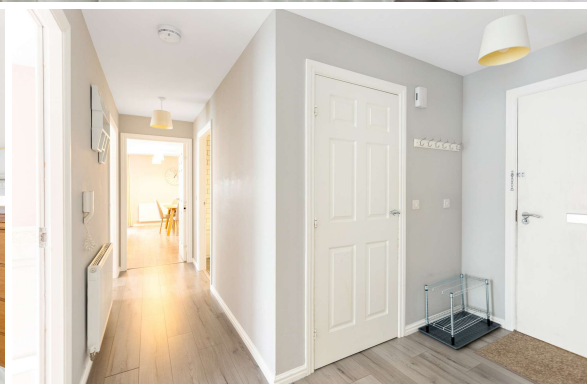
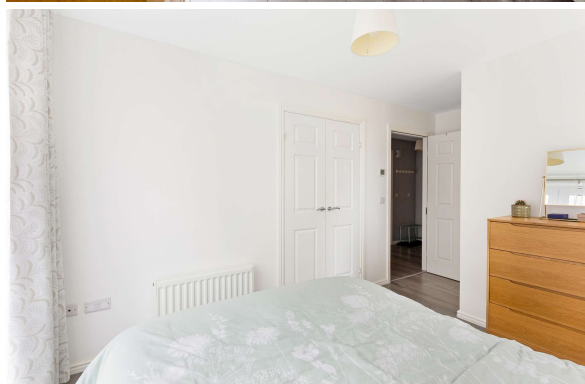
- Modern three-bedroom ground floor apartment
- Open-plan living with Juliette balcony
- Master bedroom with en-suite
- Modern bathroom and shower
- Gas central heating & secure entry
- Landscaped grounds & residents' parking
- Energy Rating B and Council Tax Band E

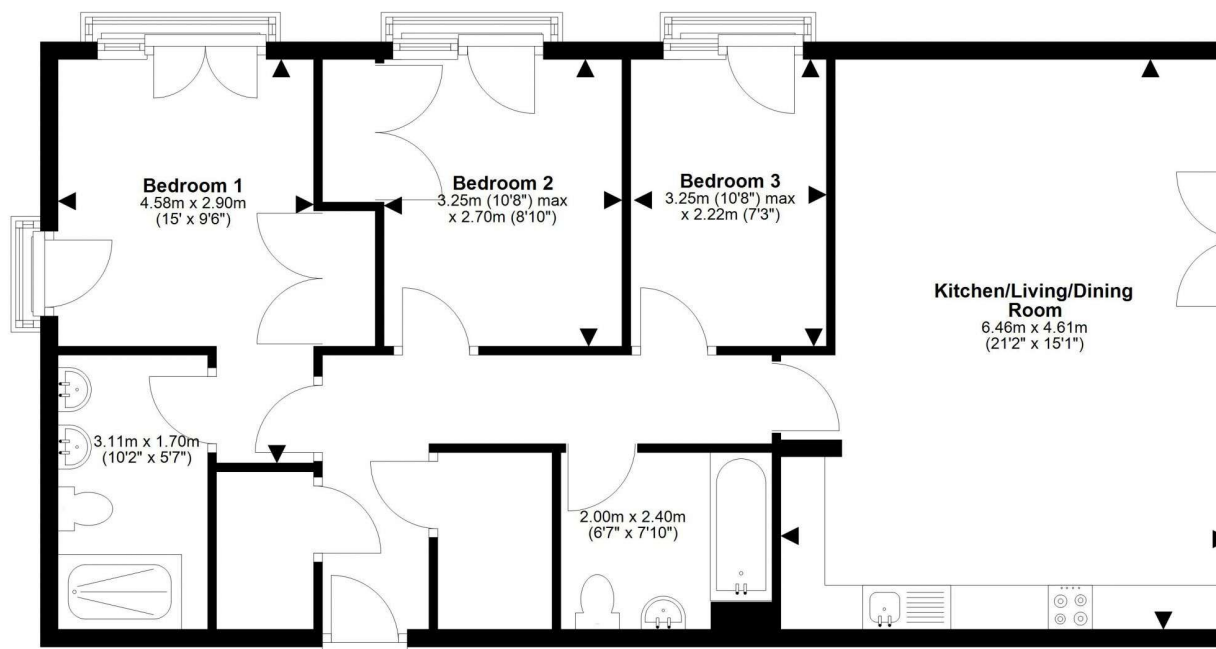
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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 Craigleith 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.

All light fittings, integrated kitchen appliances, curtains and blinds are included in the sale. No additional furniture included.





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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