



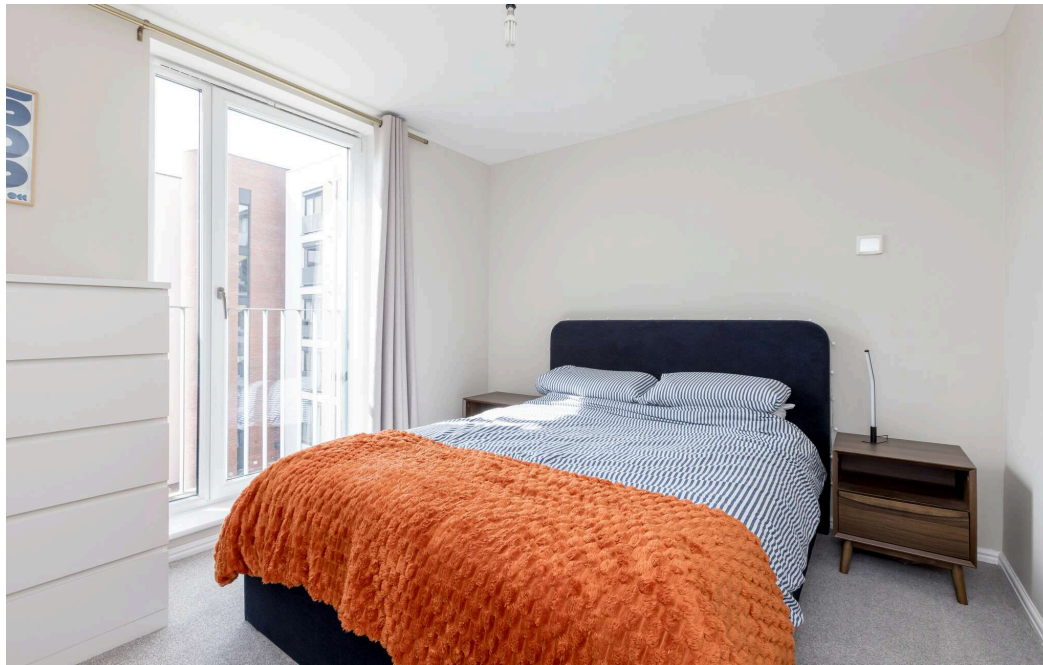
3/16 Arneil Place
Edinburgh, EH5 2GU

A

"3/16 Arneil Place is an impressive two-bedroom apartment set within a well-maintained residential development"

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIR
- LIFT
- HALLWAY
- SITTING/DINING/KITCHEN
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- RESIDENTS PARKING
- COMMUNAL GARDEN GROUNDS





LOCATION

The Pilton area is a popular residential location to the North West of Edinburgh City Centre, offering excellent education, shopping, and transport links, along with some of Edinburgh's finest open spaces. The area is well-served by supermarkets, with a Morrisons, Sainsbury's and Waitrose in close proximity. Nearby, Ocean Terminal further boasts a multi-screen cinema, a wide range of restaurants. Outdoor public leisure opportunities include cycle paths along the Water of Leith, the Royal Botanic Gardens, and Inverleith Park, along with indoor leisure facilities at Westwoods Health Club. There are a selection of local state and private schools close by, including Edinburgh Academy and the iconic Fettes College. Ferry Road is also a key route across the north of the city and for connection to the city bypass and M90.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.



DESCRIPTION

Set within a quiet, modern and well-maintained residential development, 3/16 Arneil Place is an impressive two-bedroom apartment, ideally positioned moments from excellent transport links and a wealth of local amenities. Surrounded by well-kept communal gardens, the property is presented in excellent condition throughout and offers stylish contemporary accommodation, combining quality finishes with a practical and thoughtfully designed layout. The accommodation comprises: a welcoming hallway with a generous built-in storage cupboard; bright and spacious, south facing, open-plan kitchen, living and dining area, with the contemporary kitchen fitted with sleek cabinetry, tiled splashback and integrated gas hob and oven, and stylish spotlighting, while the adjoining living space benefits from an abundance of natural light through French doors opening onto an attractive Juliet balcony; double bedroom 1 featuring built-in storage and a modern en-suite shower room with electric shower; double bedroom 2, currently used as a home office, benefits from fitted wardrobes; main bathroom presented to a high standard, complete with mains fed shower over bath, which completes the accommodation on offer. Further benefits include gas central heating, double glazing, ample residents' parking, a secure bike store and lift access, making this an ideal purchase for first-time buyers.

The energy efficiency rating for this property is band B

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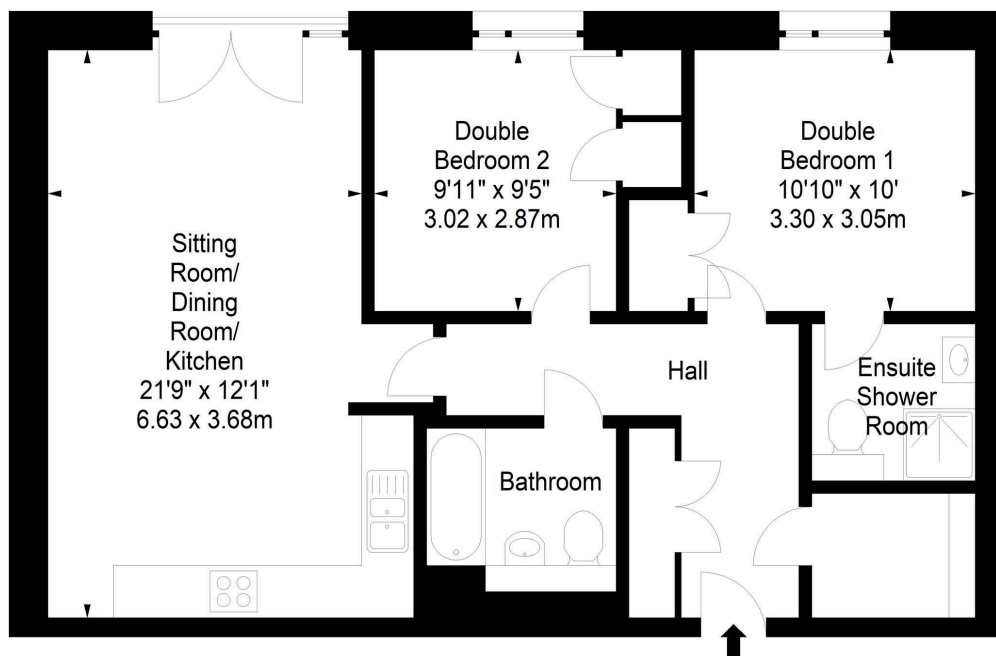
Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Arneil Place,
Edinburgh,
Midlothian, EH5 2GU



Approx. Gross Internal Area
768 Sq Ft - 71.35 Sq M
For identification only. Not to scale.
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