



Flat 8, 13 Arneil Drive, Edinburgh

Offers Over **£185,000**



Flat 8

13 Arneil Drive, Edinburgh

Immaculate 1-bed flat with open-plan living, full-length windows, modern kitchen, storage, lift access, secure bike storage, and great transport links. Ready to move in.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Lounge, Diner

17' 6" x 10' 8" (5.33m x 3.25m)

A bright and welcoming lounge area, featuring full-length double windows which allow an abundance of natural light into the room. The evening sun comes round to flood the room with light later in the day, creating a lovely bright and warm space. The room is tastefully decorated with a fresh blue feature wall, giving the space a contemporary and stylish feel. The natural laminate flooring continues seamlessly through the lounge, dining and kitchen areas, creating a sense of flow and continuity throughout the open-plan living space. Making this a lovely space for relaxing and entertaining. DINING AREA Open plan to the lounge and kitchen, the dining area provides a natural space for a dining table and chairs. The fresh, contemporary décor and continuation of the natural laminate flooring help to create a cohesive feel throughout the open-plan living space, while the layout allows the lounge and dining areas to feel naturally defined.

Kitchen area

9' 4" x 10' 8" (2.85m x 3.25m)

The modern kitchen is well equipped and combines a contemporary finish with excellent practical storage. A particular feature is the large double pantry, providing generous additional storage for food, kitchen appliances and everyday essentials. The kitchen benefits from a range of fitted units and work surfaces, together with a dishwasher, washing machine/dryer, fridge freezer and extractor fan, all of which are included in the sale. The natural laminate flooring continues through from the lounge and dining areas, creating a seamless flow across the open-plan living space. The fresh, modern décor complements the rest of the accommodation and makes this a practical kitchen for everyday living.





Bedroom

13' 1" x 10' 5" (4.00m x 3.17m)

A spacious beautifully presented and particularly bright double bedroom, benefiting from full-length windows which allow plenty of natural light into the room. The bedroom has been tastefully decorated and features attractive wall panelling, adding a stylish contemporary finish. There are double built-in wardrobes, providing excellent storage while keeping the room uncluttered. The bedroom is finished with a neutral cream carpet, providing a fresh and modern finish. the ceiling lights in this room do not form part of the sale.

Family Bathroom

7' 8" x 5' 7" (2.33m x 1.70m)

A stylish contemporary bathroom finished with modern grey floor and wall tiling, creating a sleek and timeless feel. A particular feature is the oversized mirror above the wash hand basin and WC, which enhances the sense of space while reflecting light beautifully throughout the room. The suite comprises a bath with a shower above, and glazed shower screen, a contemporary pedestal wash hand basin, WC and a heated towel rail, completing this well-presented and practical space.

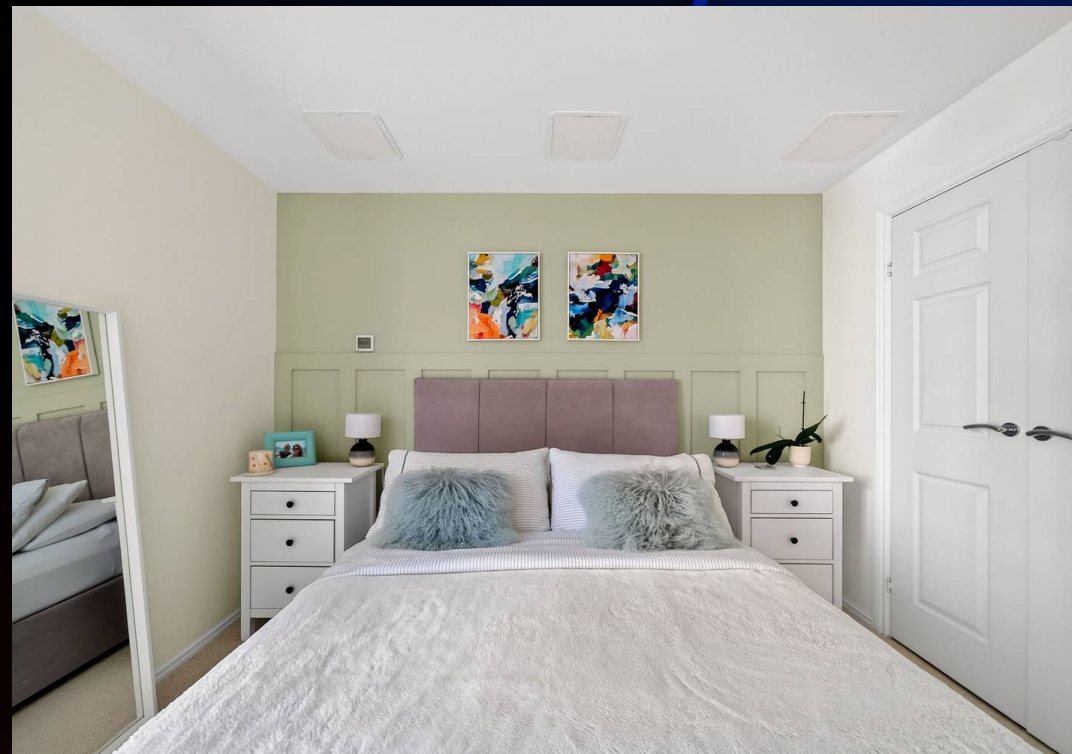
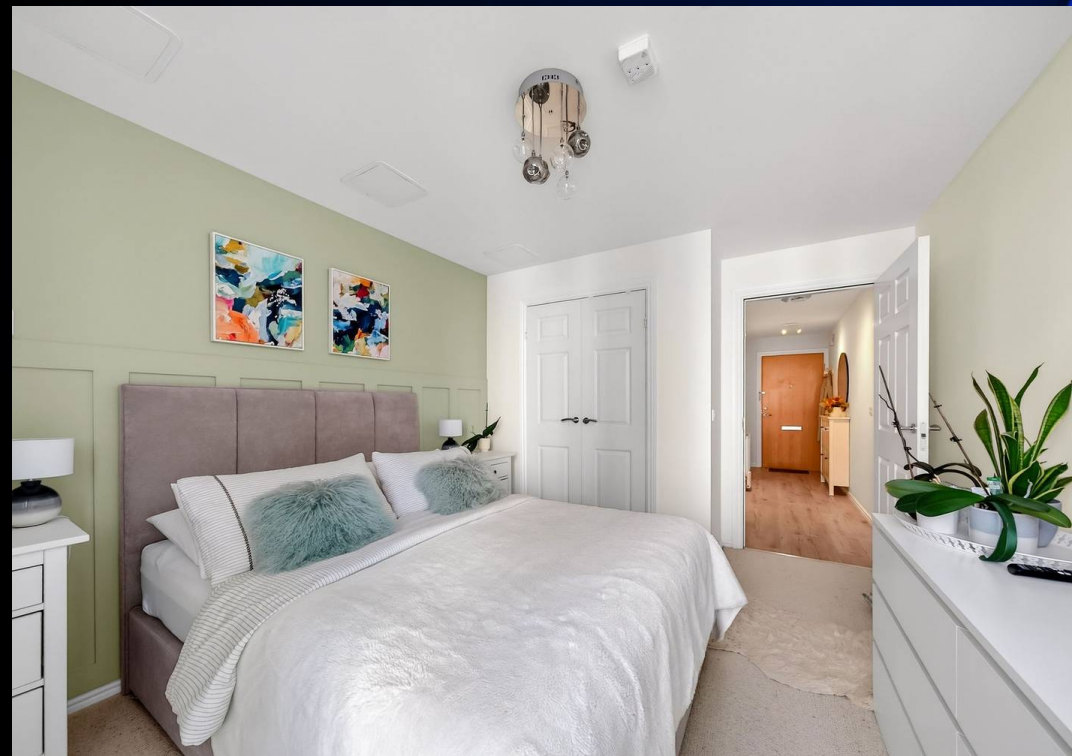




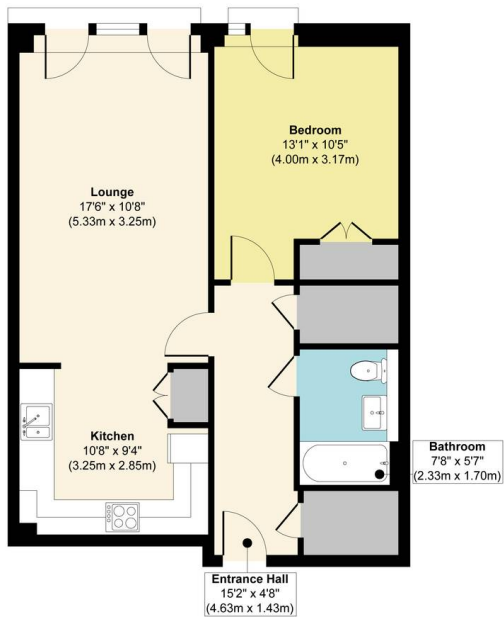
COMMUNAL GARDEN

OFF STREET

2 Parking Spaces



Flat 8, 13 Arneil Drive, Edinburgh, EH5 2GS



Floor Plan

Approx. Gross Internal Floor Area 613 sq. ft / 57.00 sq. m

Illustration for identification purposes only. measurements are approximate, not to scale.

Produced by Elements Property



RE/MAX Estates- Edinburgh

83 Princes Street. Edinburgh, EH2 2ER

0131 278 0508

edinburgh@remax-scotland.homes

<https://www.remax-scotland.homes/estate-agents/edinburgh>

