



Extremely impressive, with breath-taking views

Three-bedroom, Penthouse apartment



Set within the sought-after district of Crewe, this exceptional three-bedroom penthouse apartment offers a rare opportunity to enjoy elevated living with breath-taking views across the Firth of Forth to the Fife coastline. Occupying a prime top-floor position, the property, referred to as the "Argyle Apartment" has lift access to each level, with half a flight of steps to be taken to reach the front door. The property is bathed in natural light and finished to an impressive standard throughout. The heart of the home is the magnificent open-plan kitchen, dining and lounge space - a truly special room enhanced by multiple double-aspect windows framing both spectacular sunrises and sunsets. The contemporary kitchen is beautifully appointed with sleek modern units, integrated appliances and a stylish island unit, while generous proportions provide ample space for both relaxed seating and formal dining - perfect for entertaining or everyday family life. The principal bedroom suite is a luxurious retreat, featuring direct access to a private balcony, a dedicated dressing area and a contemporary en-suite shower room. A further generous double bedroom enjoys lovely views, fitted wardrobes, French doors opening to a Juliet balcony, and its own en-suite. The third double bedroom, also with a fitted wardrobe and attractive outlook, is served by a well-appointed family bathroom, complete with bath and separate shower cabinet. Throughout the apartment, rich Canadian maple flooring adds warmth and elegance to some of the rooms, while the light-filled hallway and practical utility room enhance everyday convenience. An allocated and secure parking space provides additional appeal. Combining refined interiors, outstanding natural light and truly spectacular views, this is a remarkable home offering style, space and serenity in a desirable residential setting.

Key Features

Communal entrance stair and lift
Hall

Open-plan kitchen/dining lounge
Master bedroom, with ensuite

Two further double bedrooms, one with ensuite

Family bathroom

Utility room

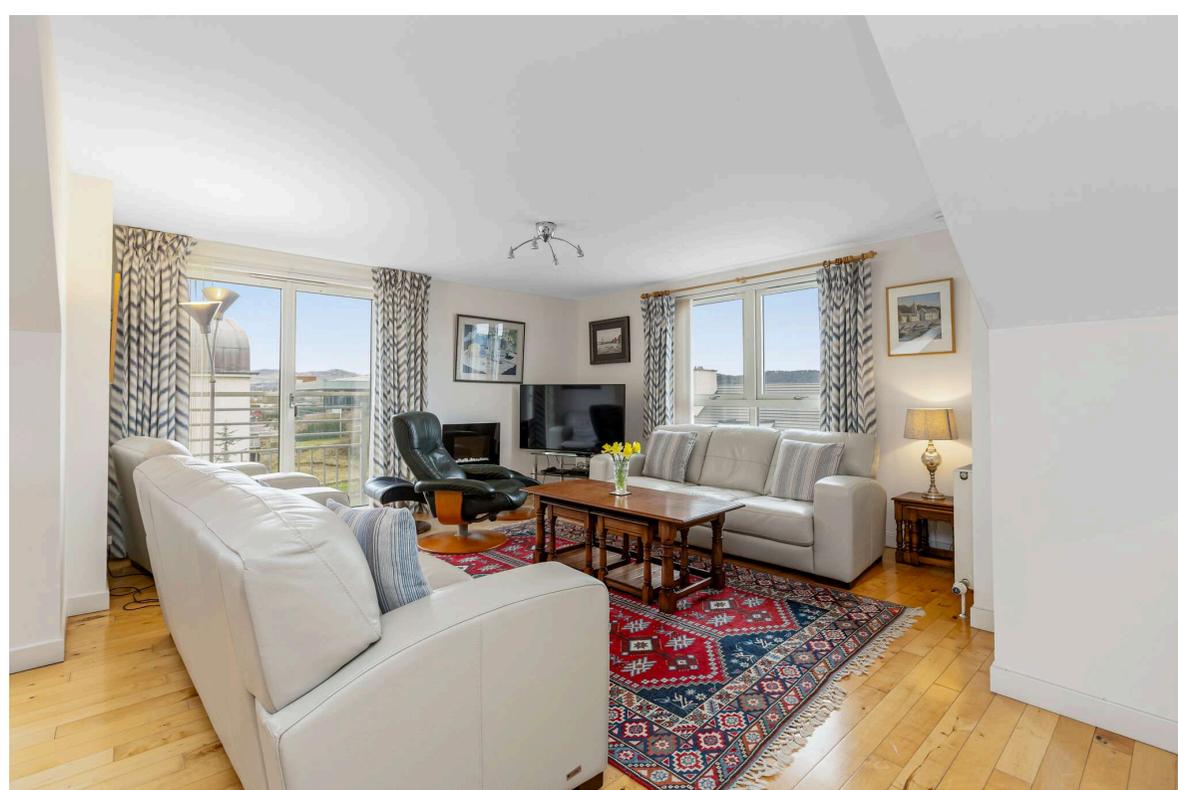
Gas central heating and triple glazing

Loft access

Balcony

Allocated secure parking

Factored by James Gibb - approx. £400 a quarter, includes buildings insurance and maintenance of common areas





Crewe

The property is situated in the established Crewe area, which lies to the northwest of the city centre. There are a range of local shops in the area further shopping found at Stockbridge and Craigleith Retail Park. The area is well serviced by nearby regular transport services leading to the city centre, and many surrounding areas, along with a very useful cycle path which runs close by. The property is also well placed for access to all major road networks, Edinburgh Airport, the M8 and Forth Road Bridge. Schooling is well represented from nursery to senior level and the property is also conveniently located for Telford College and the Western General Hospital. Recreational amenities include the Ainslie Park Leisure Centre, Inverleith Park and the Botanical Gardens.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, microwave, hob, dishwasher, fridge freezer and washing machine are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

G

Home Report Valuation

£380,000

EPC Rating

B

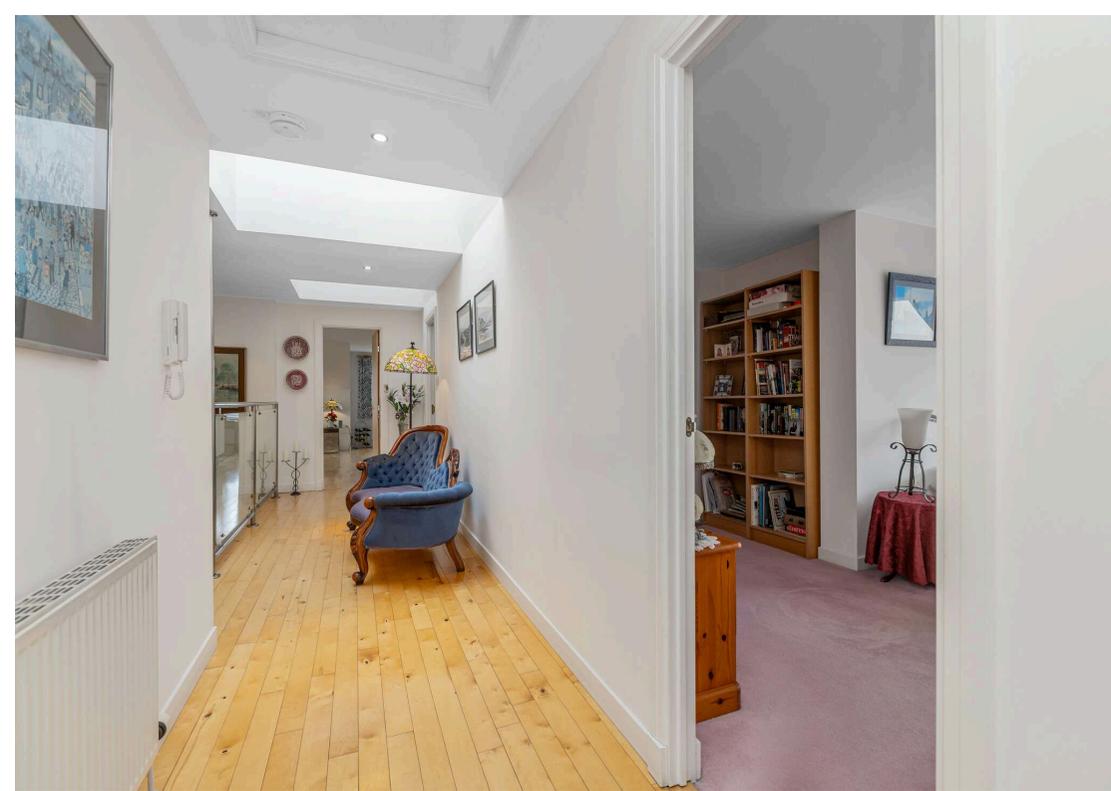
Tenure

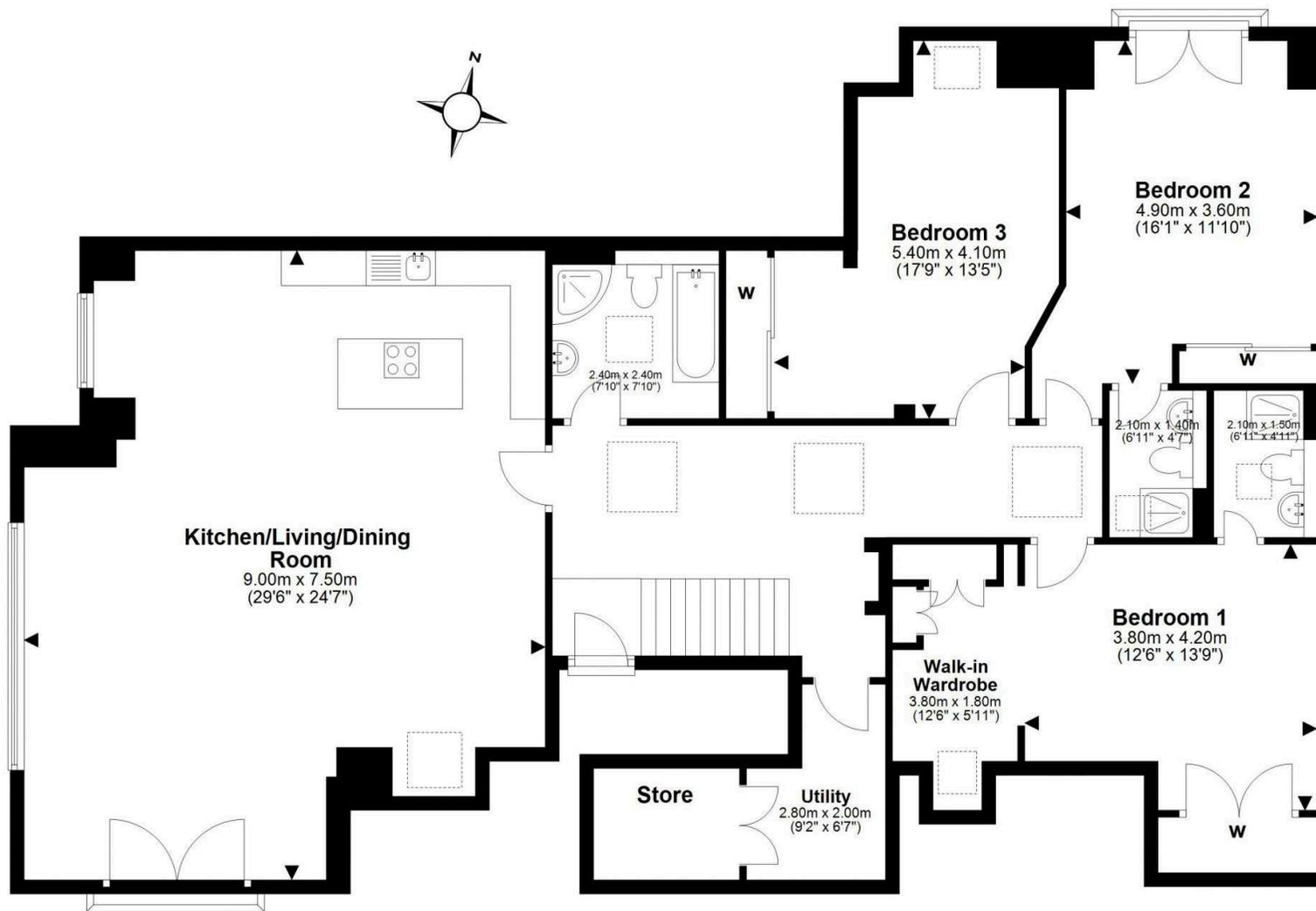
Freehold











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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