

Flat 3,5 Arneil Drive

CREWE, EDINBURGH, EH5 2GR



McEwan Fraser Legal is delighted to present this one-bedroom flat on Arneil Drive, Crewe



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McEwan Fraser Legal is delighted to present this one-bedroom flat on Arneil Drive, set within a modern development and located close to the city centre. The property benefits from excellent public transport links and a wide range of local amenities, making it an ideal purchase for first-time buyers, professionals, or investors.

The property is in walk-in condition and offers bright, contemporary accommodation throughout.

THE LIVING ROOM



Inside, the property comprises an open-plan lounge, kitchen, and dining area with a Juliet balcony, creating a bright and flexible living space with multiple furniture layout options.

THE KITCHEN



The fully equipped kitchen is fitted with a four-ring gas hob, fan oven, and freestanding white goods.





The spacious double bedroom benefits from built-in wardrobes, providing excellent storage, and the modern bathroom is fitted with a three-piece suite and an electric shower over the bath, finished to a clean and contemporary standard.

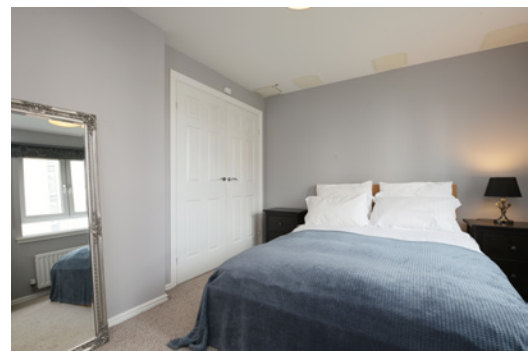
THE BATHROOM



THE BEDROOM



spacious double bedroom benefits from built-in wardrobes, providing excellent storage



In addition, the property benefits from free off-street parking, as well as double-glazed windows and a gas combi boiler, ensuring efficient heating and low running costs. This is a great opportunity to acquire a modern one-bedroom flat in a well-connected location, offering easy access to the city centre and strong long-term appeal.

EXTERNALS



THE LOCATION

The property is located in the Crewe area, which lies in a northwestern district of the city. The property is ideally placed for shopping, transport, educational and recreational facilities.





Local shopping for your daily requirements can be found within walking distance, but for those whose needs are greater, a wider range of shops can be found at Craighleith Retail Park, Ocean Terminal and the city centre. There are excellent bus services close at hand, which will take you on the short 10-minute journey into the city centre.

Local state and private schools are within walking distance, as are many fine recreational facilities within the area, such as Ainslie Park Leisure Centre.



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