

COULTERS[©]

FLAT 16, 14 ARNEIL DRIVE

CREWE, EDINBURGH, EH5 2GS

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Flat 16, 14 Arneil Drive is a two-bedroom apartment presented in move-in condition and situated within a modern residential development in the Crewe area of North Edinburgh. This light-filled property further benefits from lift access and residents' parking and offers a superb opportunity for comfortable city living.

The west-facing open plan kitchen with living/dining area is beautifully bright room with plenty of space for relaxing and entertaining. The practical kitchen is fitted with integrated appliances that include oven and gas hob.

Both bedrooms are good sized doubles with the principal bedroom boasting a built-in wardrobe and an en-suite shower room. The main bathroom has a full sized bath, wash hand basin and WC. Two generous storage cupboards are positioned off the central hall, one which offers space for a washing machine and tumble dryer.



KEY FEATURES



Modern apartment with lift access.



Two double bedrooms one with en suite.



Well-maintained shared grounds.



Residents car park.



Five minute drive to the coast.



Western General Hospital nearby.



EPC Rating - B



Council Tax Band - E





The property benefits from gas central heating, double glazing, and secure door entry system.

There is a car park for residents & visitors and well-maintained communal grounds which surround the development.

The factor is Charles White and the quarterly factoring costs are approximately £360 which includes buildings insurance.

LOCATION


The area of Crewe is situated two miles north-west of Edinburgh City Centre and just a five minute drive from the coastline. Residents benefit from fantastic leisure and recreational opportunities including Ainslie Park Leisure Centre and The Village Hotel which are both just a short walk away from the property have a swimming pools, gym, and fitness classes amongst other facilities. Silverknowes and Ravelston Golf Clubs are both within a ten-minute drive. The Western General Hospital is less than fifteen minutes away on foot. When it comes to dining you are spoilt for choice with the range of restaurants and bars on offer in nearby Stockbridge. This cosmopolitan area of Edinburgh benefits from an array of independent and well known retailers. Larger shopping requirements are met at Morrisons only a few minutes from the property, as well as Waitrose at Comely Bank and Craighleith Retail Park which houses a Sainsbury's and a Marks and Spencer. The area benefits from excellent transport links with regular bus services taking you into Edinburgh City Centre, and the M8, The Queensferry Crossing, and Edinburgh International Airport, all easily accessible. There are also a number of nearby links onto Edinburgh's network of cycle paths.

EXTRAS

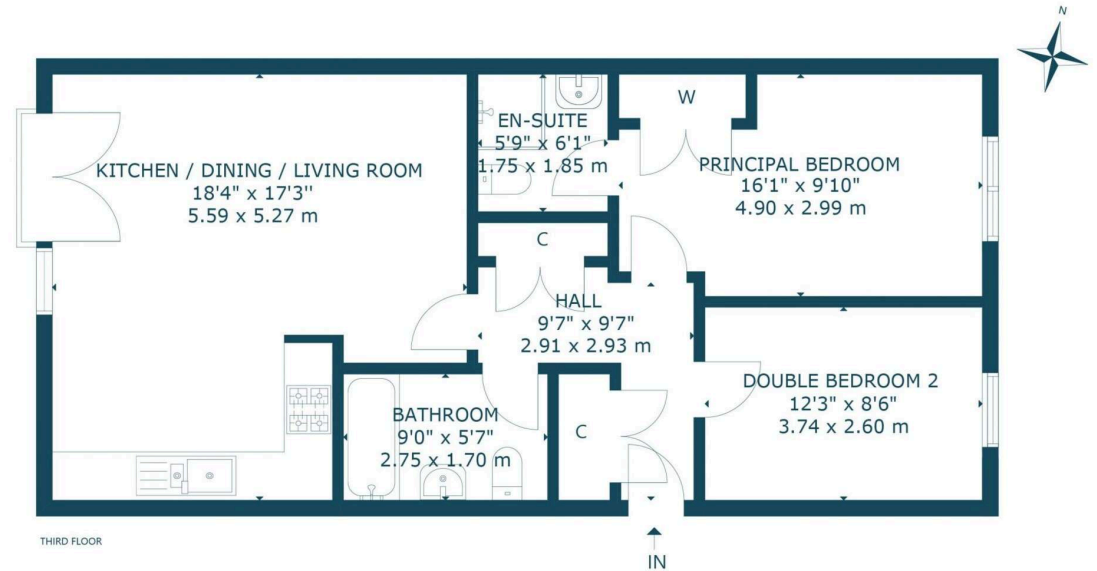
All fitted flooring, curtains (excluding those in bedroom 1), blinds, light fittings, wardrobes, washing machine, fridge freezer and integrated kitchen appliances are included in the sale price. Other items may be available via separate negotiation.

Home Report Valuation: £ 225,000

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FLAT 16, 14 ARNEIL DRIVE, EDINBURGH, EH5 2GS
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 710 SQ FT / 66 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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