



3/13 Arneil Place  
CREWE | EDINBURGH | EH5 2GU

  
**warners**  
solicitors & estate agents



## 3/13 Arneil Place

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Delightful third floor apartment, in beautiful order throughout, styled and finished to an exceptionally high standard and forming part of the desirable Varcity North development. Conveniently located, close to an excellent range of amenities and super transport links this superb home provides comfortable and light filled living space and would make an ideal home for an individual or couple.

- Hall with large walk-in storage
- Fabulous open plan living/dining room/kitchen with French doors to Juliette style balcony
- Comfortable double bedroom with fitted wardrobe
- Bathroom featuring a contemporary white suite and shower
- Gas central heating
- Double glazing
- Full fibre broadband
- Secure entry system with lift access
- Ample residents parking
- Communal landscaped grounds

Energy Rating B. Council Tax band D.

Included in the sale will be the blinds, curtains, fridge freezer and washer dryer.

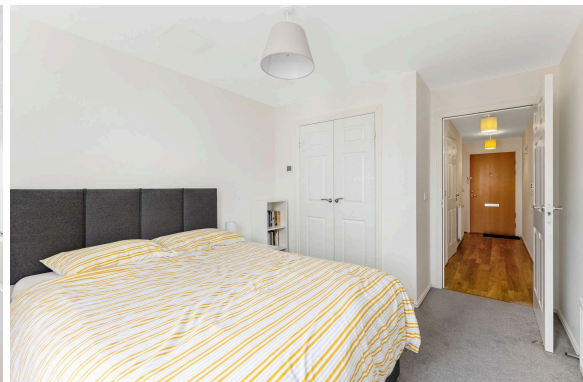
Factor Fee of approximately £1247 per year.

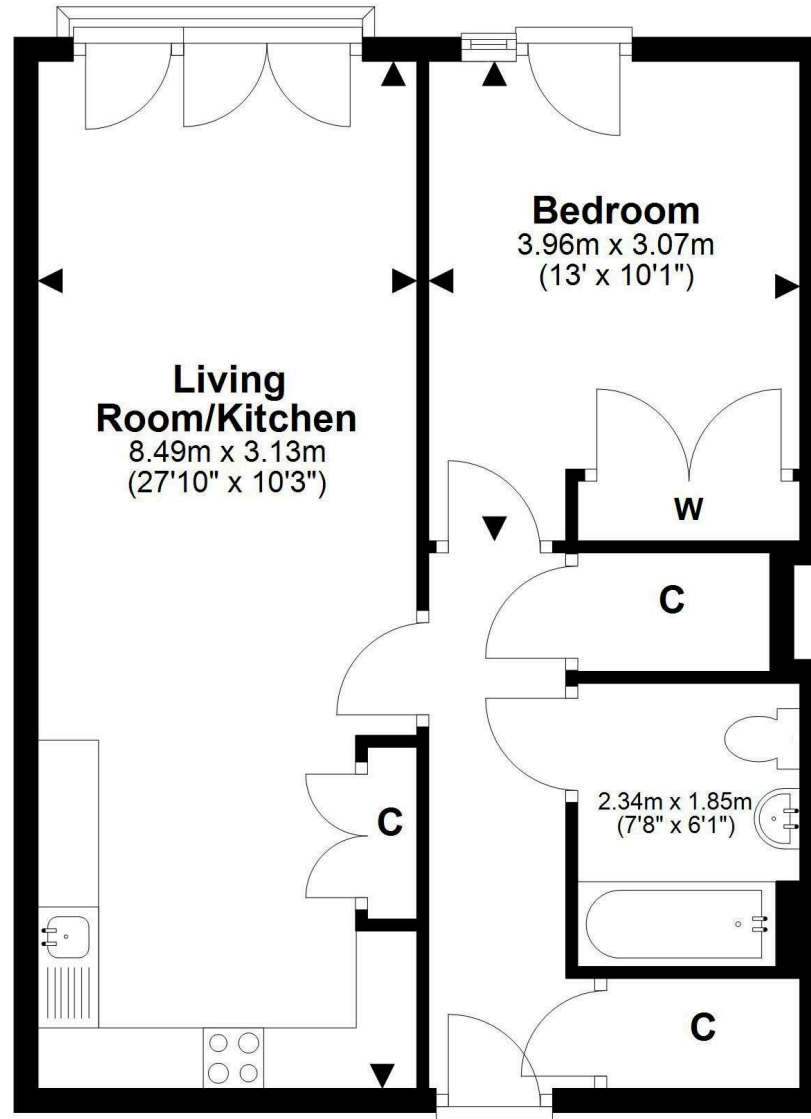
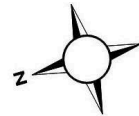
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





Crewe is an ever popular area located in north Edinburgh, close to the scenic shoreline of the Forth Estuary, where lovely walks can be taken at Granton Harbour or along Silverknowes Beach. Local shopping includes a Morrisons supermarket on Ferry Road, but for those larger shopping trips, regular bus services give access to a wider range of shops at Craighleith Retail Park, the trendy boutiques and eateries in Stockbridge or the City Centre shops and attractions. Schooling is available at primary and secondary levels and there are recreational facilities within easy reach including Ainslie Park, which has sports facilities and a swimming pool, Inverleith Park and the Botanic Gardens. The Airport, City Bypass and main motorway networks are also within easy reach.





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.