



# Crewe

4/15 Arneil Place  
EH5 2GT



## Top Floor Flat

OFFERS OVER £225,000

- Hallway
- Living room
- Open plan Living/dining/Kitchen
- 2 bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Secure entry phone system
- Residents parking
- Communal grounds
- Converted grade-B listed building

Viewing - by appointment call  
Beveridge & Kellas on 0131 554 6321





Viewing is highly recommended of this 2 bedroomed top flat situated within a B-Listed building in the established Crewe district, which is positioned northwest of Edinburgh City Centre. The area is well served by a frequent bus service which travels to many parts of the city and the City Bypass is also easily accessible. There are convenient shops in the immediate vicinity to cater for day-to-day needs and more extensive amenities can be found in nearby Craigleith Retail Park or Stockbridge, which offers a selection of shops, popular bars and restaurants. In addition, there is a Morrisons on Ferry Road and Waterfront Broadway, Lidl in Granton and a large Asda in Newhaven. For the outdoor enthusiast there is promenade walks along the banks of the Forth, the beautiful water of Leith walkway.

The property is entered via a welcoming hallway with a utility cupboard housing the washing machine and tumble dryer, a second built in storage cupboard, Entryphone handset, and the rest of the accommodation off. The open plan living/dining room/kitchen enjoys high windows allowing in plentiful natural light and the modern cooking area features base and wall units, integrated oven with gas hob, a fridge freezer and a dishwasher. The flat enjoys 2 bright and spacious bedrooms, both of which feature built in wardrobes and electric blinds. Completing the accommodation is internal bathroom which has a WC with concealed cistern, wash hand basin and a bath with overhead mains powered shower unit.

Additional benefits include gas central heating, double glazing, residents parking and communal grounds.

**Factor - Approx £110 per month. Trinity Factors.**

## EXTRAS

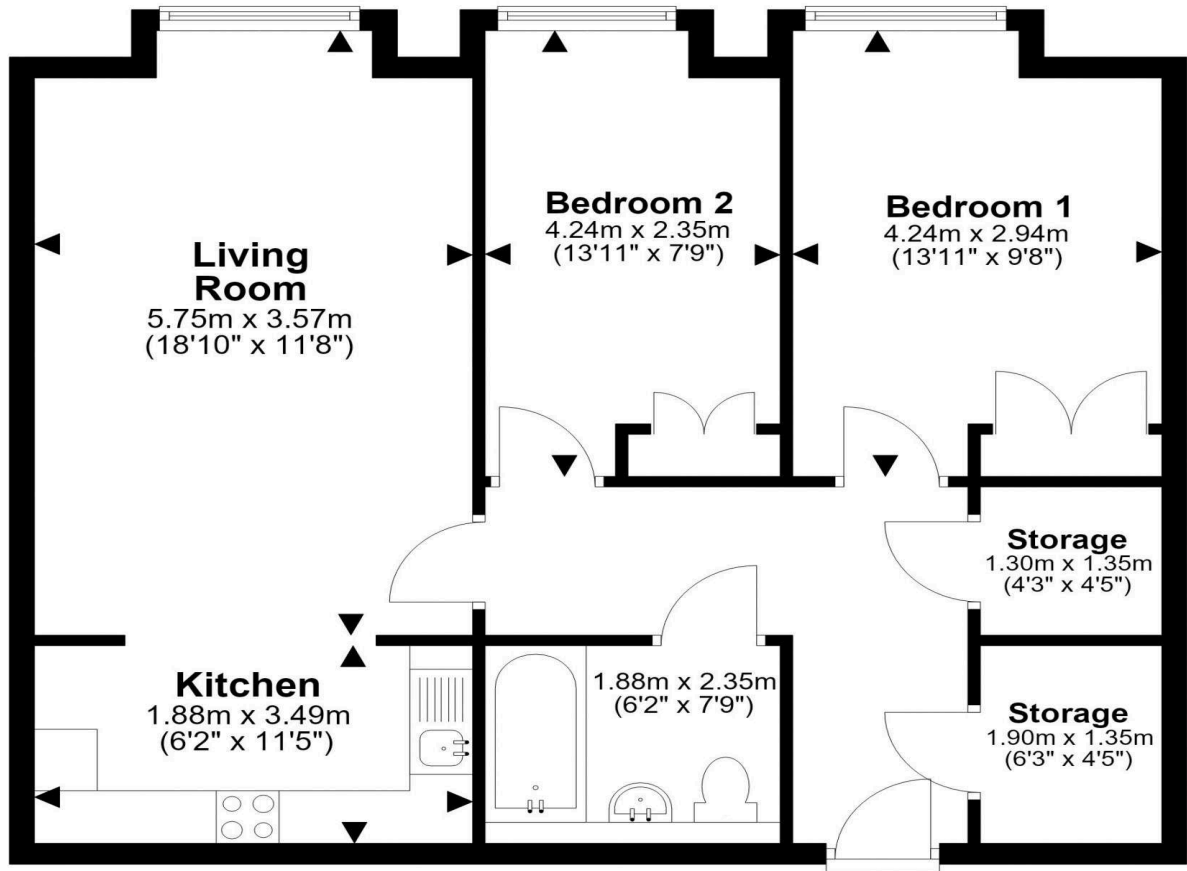
Extras -To include all white goods, blinds, light fittings and carpets.

## OFFERS

Offers Over £225,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







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.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



**ēspc**