McEwan Fraser Legal
Solicitors & Estate Agents

Flat 2, 6 Arneil Place

CREWE, EDINBURGH, EH5 2GP



Beautifully presented one-bedroom ground-floor flat on Arneil Place, Edinburgh, featuring a spacious open-plan kitchen and living room



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McEwan Fraser Legal is delighted to present this beautifully presented one-bedroom ground-floor flat on Arneil Place. Offering attractive, move-in condition accommodation throughout, this property represents an excellent opportunity for first-time buyers looking to take their first step onto the property ladder or investors seeking a ready-to-go rental investment.

THE LIVING ROOM





The property benefits from a particularly spacious open-plan living room and kitchen, creating a large, versatile space ideal for both relaxing and entertaining.









The bedroom provides comfortable accommodation, while the bathroom is in good order and well maintained.

THE SHOWER ROOM



THE BEDROOM





The flat has been tastefully presented throughout and is ready to move into, allowing the successful purchaser to settle in with minimal fuss. Further benefits include gas central heating and double glazing, providing comfort and efficiency throughout the year.

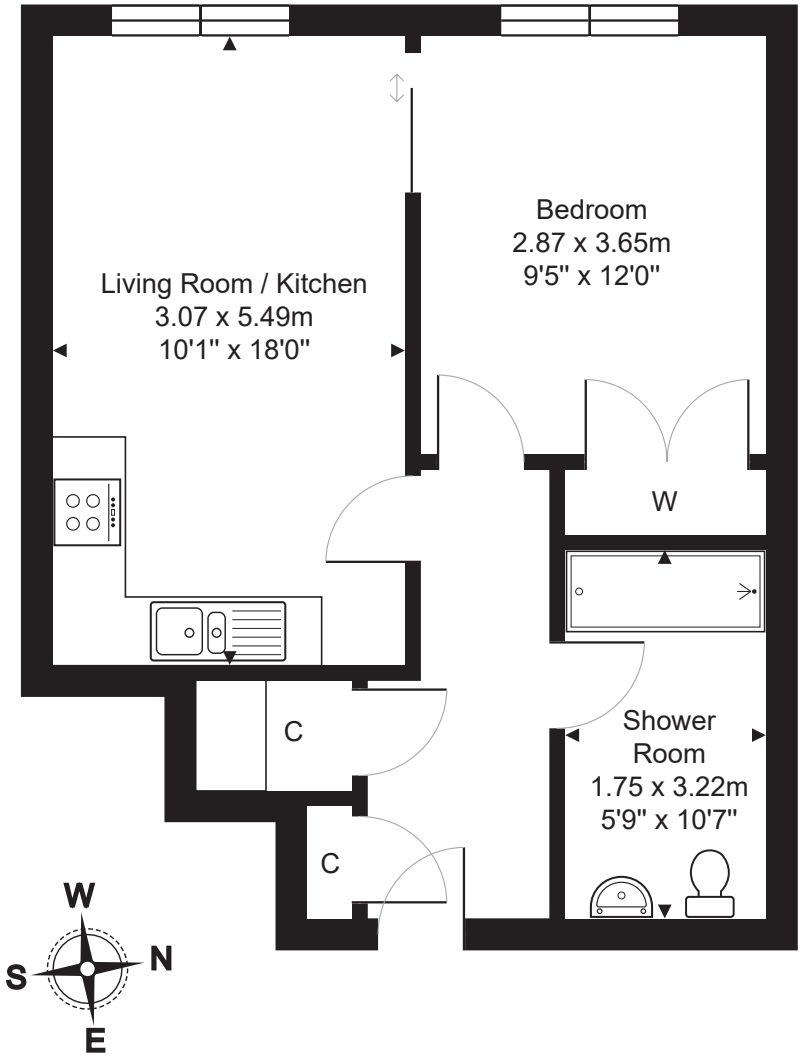
EXTERNALS





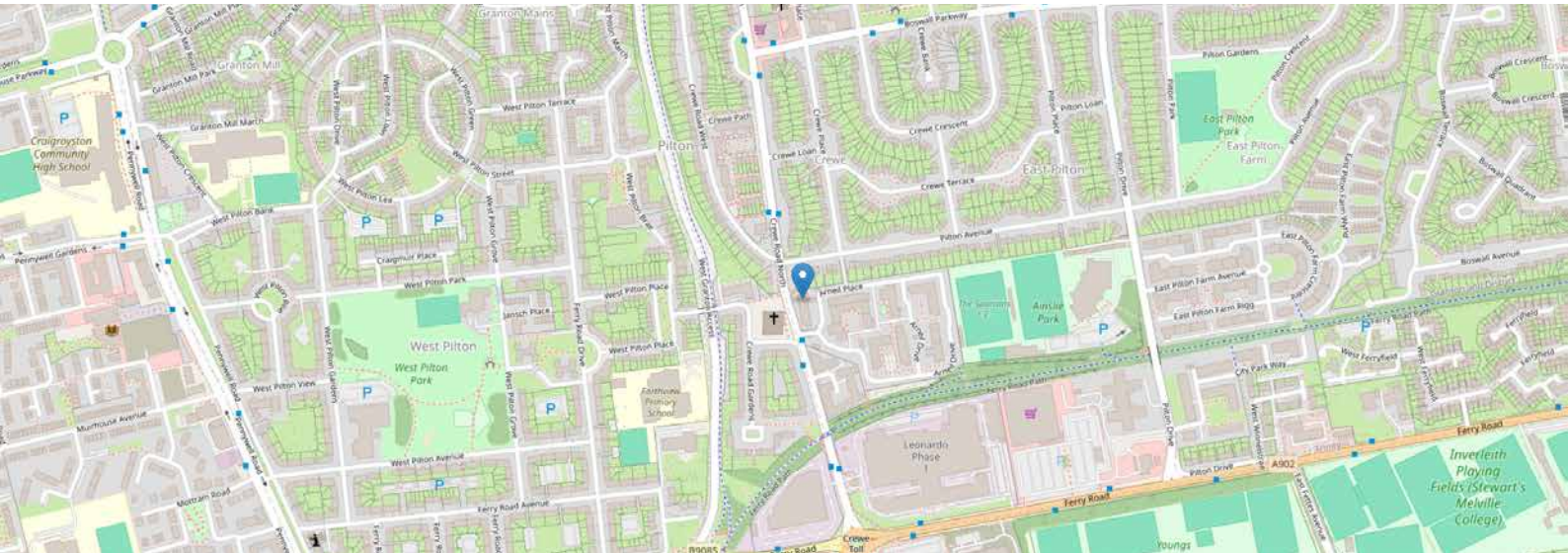
With its generous open-plan living space, excellent presentation and turnkey appeal, this property is sure to attract considerable interest. Early viewing is highly recommended to fully appreciate the accommodation on offer.

FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m^2): 43m^2 | EPC Rating: B



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 Craigleith Retail Park, Ocean Terminal and the city centre.
There are excellent bus services close at hand which will take you 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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