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Flat 14, 6 Arneil Drive, Edinburgh, EH5 2GR

Immaculately Presented One-Bedroom Third-Floor Apartment

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Property Description

Light and immaculately presented one-bedroom third-floor apartment, set in a modern, factored residential development. Located in the popular Crewe area, north-west of Edinburgh city centre.

Comprises an entrance hallway, open-plan living/dining room and kitchen, a double bedroom, and a bathroom.

Ready-to-move-in with light neutral throughout and skyline views to the Forth and Edinburgh. Highlights include a stylish integrated kitchen, luxury flooring, and contemporary lighting.

There is a utility/store room, an integrated bedroom wardrobe, double glazing, and gas central heating. The development also provides landscaped grounds, a shared bike store, lift service, a secured entry system and unrestricted residential parking.

An entrance welcomes you into the property, with the hallway providing access to all rooms and creating a practical and well-connected living space. Leading through to the open-plan living room and kitchen, this bright and inviting area has been finished with contemporary flooring throughout, complemented by neutral décor and a large window allowing an abundance of natural light to flood the space. The kitchen has been finished to a high standard, featuring modern countertops with matching upstands, a stainless steel sink with drainer, an integrated oven and gas hob with canopy above, as well as a fridge/freezer.

The hallway also benefits from a separate utility room, conveniently positioned to the side and housing the washing machine. The bedroom offers a comfortable and relaxing space, complete with carpeted flooring and a built-in wardrobe providing excellent additional storage. Completing the property is the family bathroom, fitted with a modern three-piece suite comprising a bath with shower overhead and a ladder-style heated towel rail.

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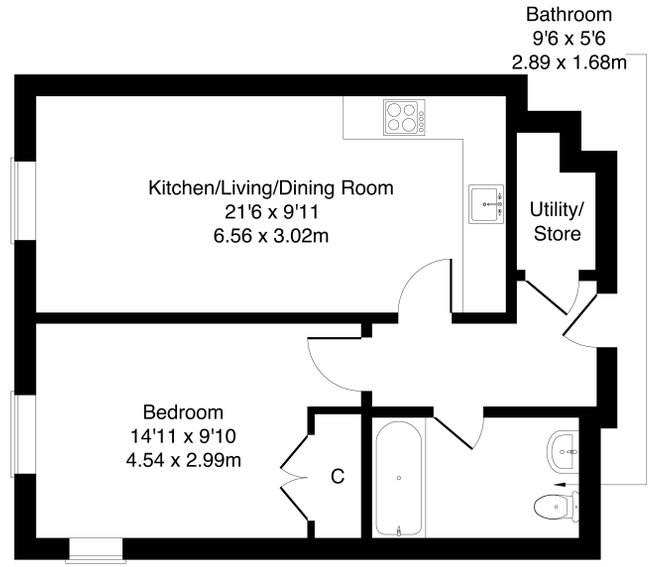

First Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Crewe is a popular residential area offering excellent education, shopping, and transport links alongside some of Edinburgh's finest open spaces. The area is well-served by supermarkets including Morrisons, Sainsbury's, and Waitrose nearby. Ocean Terminal features a multi-screen cinema and a wide range of restaurants, while specialist shops, cafes, bars, and eateries can be found in nearby Comely Bank and Stockbridge. Outdoor opportunities include cycle paths along the Water of Leith, scenic walks in the Royal Botanic Gardens and Inverleith Park, and indoor facilities at Westwoods Health Club and Ainslie Park Leisure Centre. The area has a variety of local state and private schools, including Edinburgh Academy and the renowned Fettes College. Ferry Road serves as an important route across the northern city, connecting to the city bypass and the A90.



















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