

Flat 11 7 Arneil Place

EDINBURGH, EH5 2GP



*SPACIOUS ONE BEDROOM APARTMENT IN THIS
DESIRABLE MODERN DEVELOPMENT*



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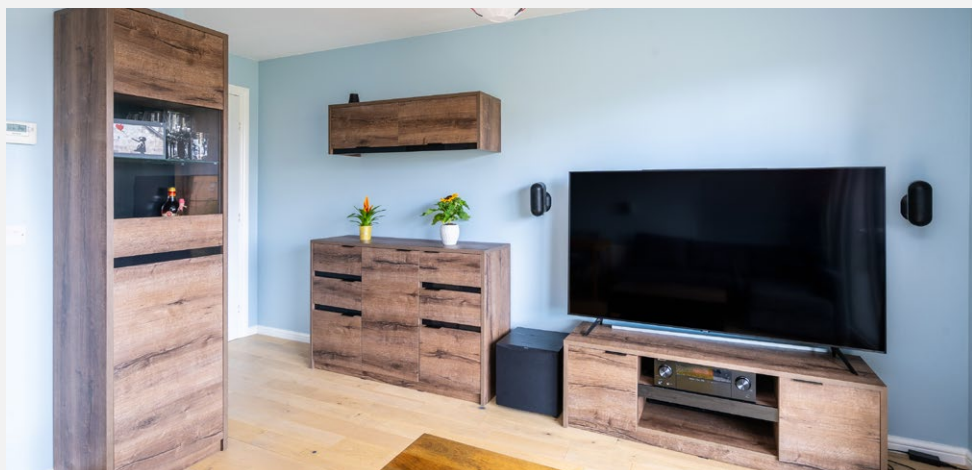
An excellent opportunity has arisen to acquire this modern one-bedroom apartment, making for an ideal first-time-buyer or Buy-to-Let opportunity and well located within the popular Crewe area of Edinburgh. Viewing of this property is highly recommended.

Internally this property is in excellent decorative order, briefly comprising of an entrance hallway with a large utility cupboard which also houses the meters and washing machine. There is a bright and spacious lounge with a double glass Juliet balcony and leading onto the fully fitted, modern kitchen, benefiting from an integrated four gas hob/oven, extractor hood, dishwasher and cosmetically has a tiled splash back. There is also a spacious double bedroom with built-in wardrobes and a three-piece, partially tiled bathroom with an overhead shower and extractor fan.

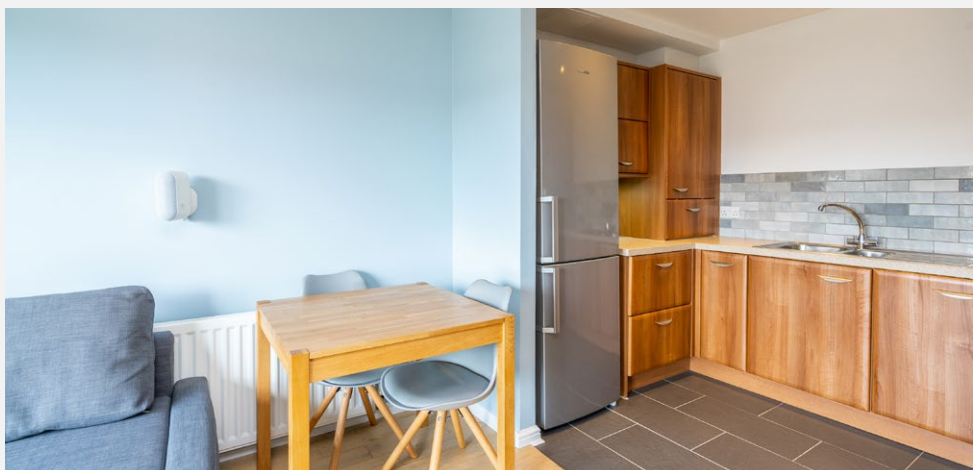
This property also benefits from a secure door entry system, a lift, communal sky dish, gas central heating, full double glazing, communal garden grounds surrounding the property including bin and bike stores and more than adequate residents parking to accommodate residents and visitors alike.

The Location

Lounge Area

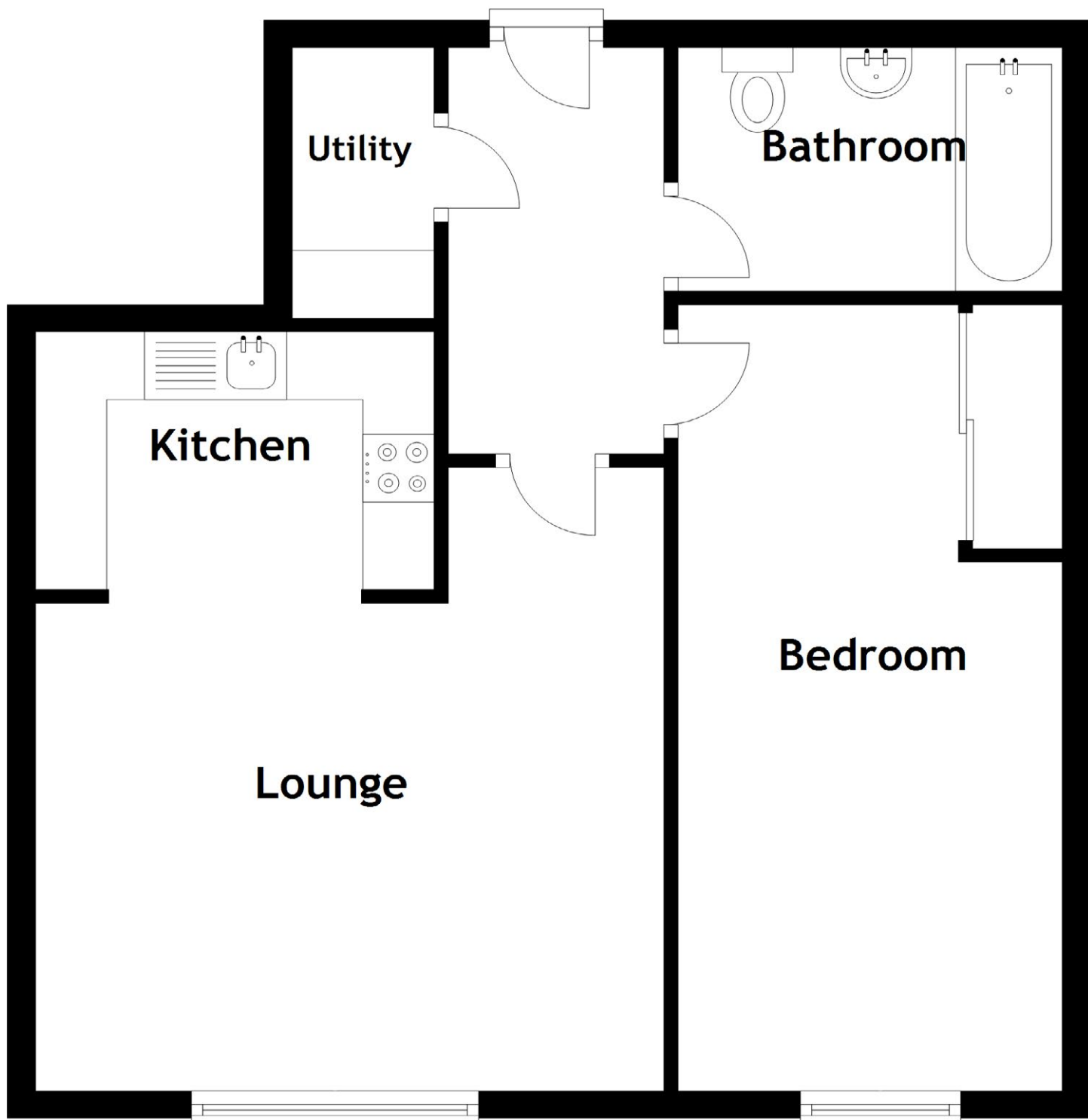


Kitchen Area









Approximate Dimensions

(Taken from the widest point)

Lounge	4.42m (14'6") x 3.60m (11'10")	Utility	2.00m (6'7") x 1.00m (3'3")
Kitchen	2.80m (9'2") x 1.90m (6'3")		
Bedroom	5.80m (19') x 2.70m (8'10")	Gross internal floor area (m ²): 56m ²	
Bathroom	2.70m (8'10") x 1.80m (5'11")	EPC Rating: B	





The property is located in the Crewe area which lies in a north-western 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 to hand which will take you the short ten-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 Village Hotel & Gym & Ainslie Park Leisure Centre.

The Location

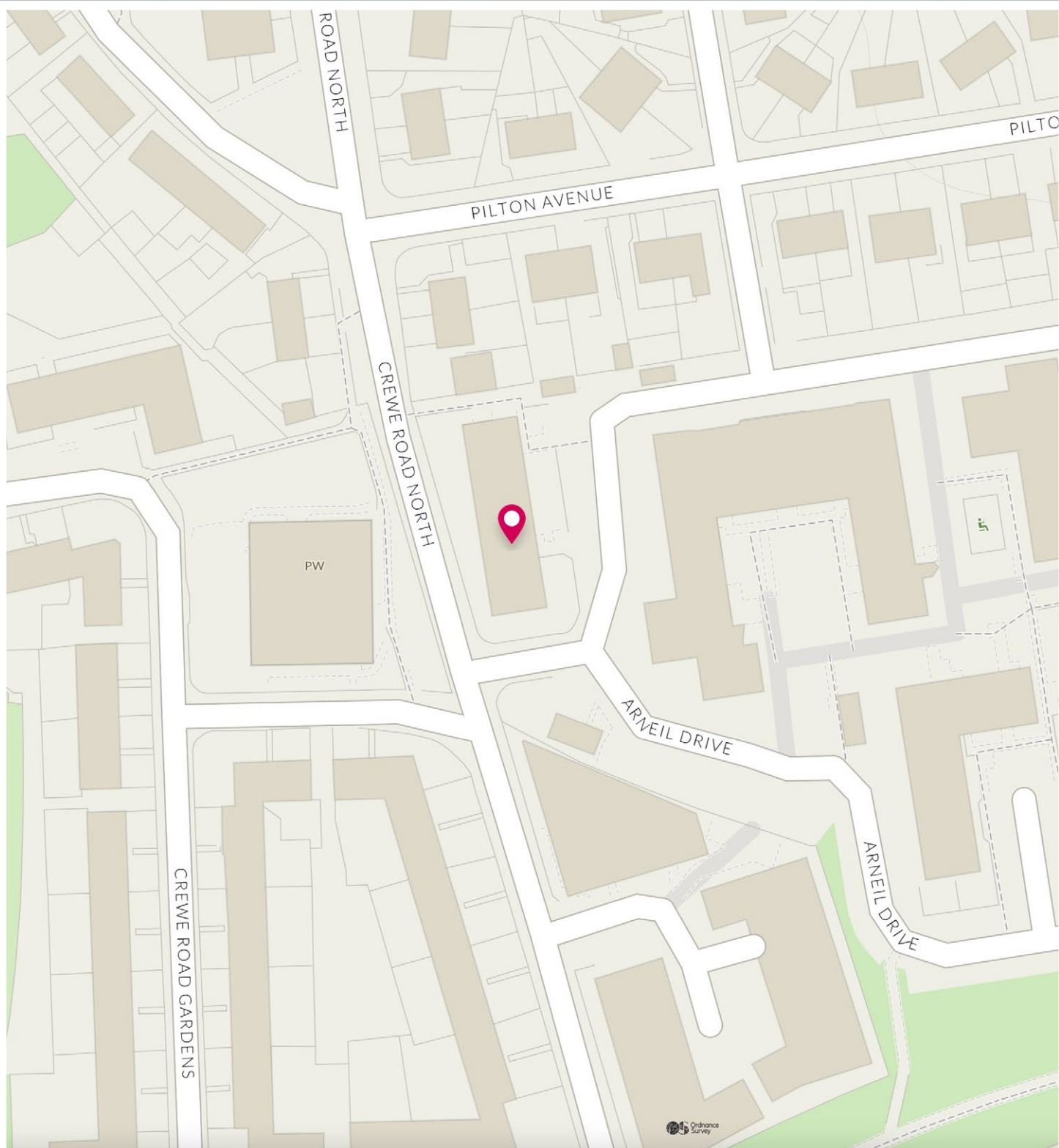


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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