

Flat 3,5 Arneil Drive

CREWE, EDINBURGH, EH5 2GR



McEwan Fraser Legal is delighted to present this one-bedroom flat on Arneil Drive, Crewe



0131 524 9797



www.mcewanfraserlegal.co.uk

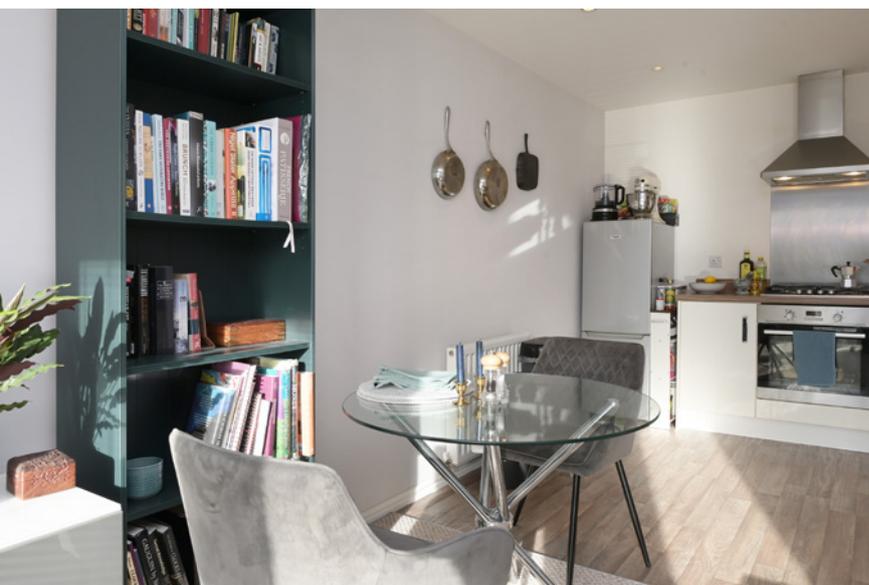


info@mcewanfraserlegal.co.uk

McEwan Fraser Legal is delighted to present this one-bedroom flat on Arneil Drive, set within a modern development and located close to the city centre. The property benefits from excellent public transport links and a wide range of local amenities, making it an ideal purchase for first-time buyers, professionals, or investors.

The property is in walk-in condition and offers bright, contemporary accommodation throughout.

THE LIVING ROOM



Inside, the property comprises an open-plan lounge, kitchen, and dining area with a Juliet balcony, creating a bright and flexible living space with multiple furniture layout options.

THE KITCHEN



The fully equipped kitchen is fitted with a four-ring gas hob, fan oven, and freestanding white goods.





The spacious double bedroom benefits from built-in wardrobes, providing excellent storage, and the modern bathroom is fitted with a three-piece suite and an electric shower over the bath, finished to a clean and contemporary standard.

THE BATHROOM



THE BEDROOM

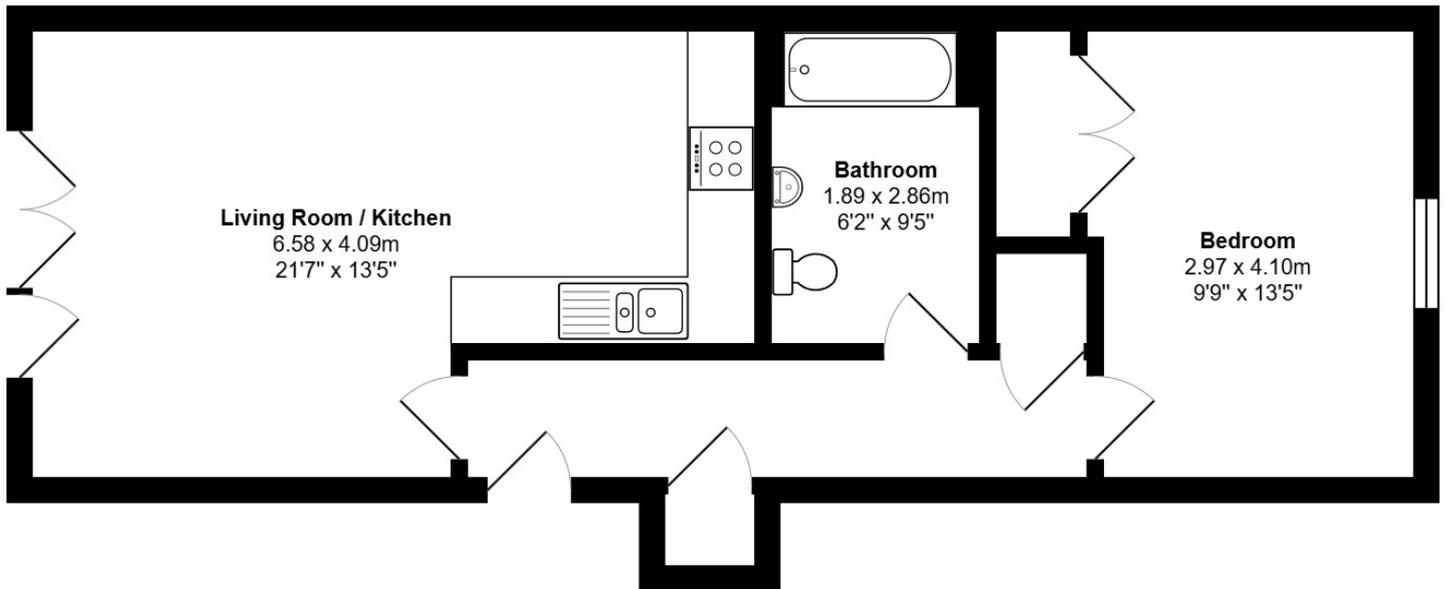


In addition, the property benefits from free off-street parking, as well as double-glazed windows and a gas combi boiler, ensuring efficient heating and low running costs. This is a great opportunity to acquire a modern one-bedroom flat in a well-connected location, offering easy access to the city centre and strong long-term appeal.

EXTERNALS

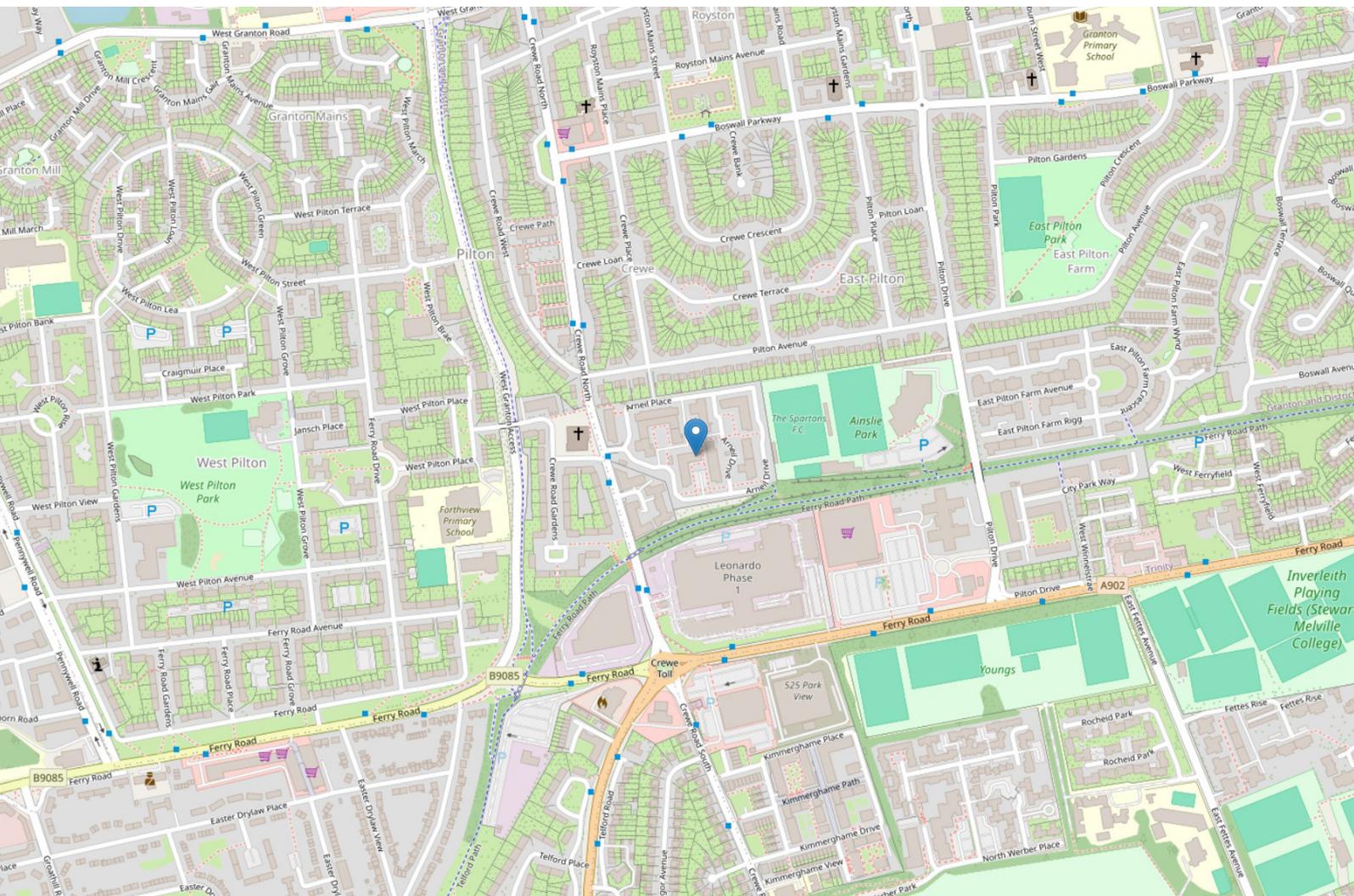


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 51m² | 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 Craighleith Retail Park, Ocean Terminal and the city centre. There are excellent bus services close at hand, which will take you on 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.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
BEN STEWART CLARK
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.