

Flat 4, 5 Arneil Place

EDINBURGH, EH5 2GT



*A stylish, modern two-bedroom apartment
with a Juliette balcony and premium finishes*



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McEwan Fraser Legal is delighted to present this stylish first-floor two-bedroom flat, set within a modern and well-maintained residential development with a children's park directly in front of the block. The property offers contemporary living with a strong sense of quality throughout.

THE LIVING/DINING ROOM



A welcoming hallway creates an excellent first impression and benefits from a generous built-in storage cupboard, providing valuable practicality. The heart of the home is the bright and spacious open-plan kitchen, living, and dining area, designed with modern living in mind.

THE KITCHEN



The kitchen features an integrated gas hob and oven, sleek cabinetry, and spotlight lighting, while the living space is flooded with natural light via French doors opening to a Juliette balcony.





Both bedrooms are well-proportioned double rooms, each offering built-in storage and elegant wall panelling that adds a touch of luxury. The principal bedroom further benefits from a modern en-suite shower room, finished with quality tiling and clean, contemporary fittings. The main bathroom is spacious and bright, featuring a full-sized bath and attractive, modern finishes.

THE BATHROOM



BEDROOM 1



benefits from a modern en-suite shower room, finished with quality tiling and clean, contemporary fittings



BEDROOM 2

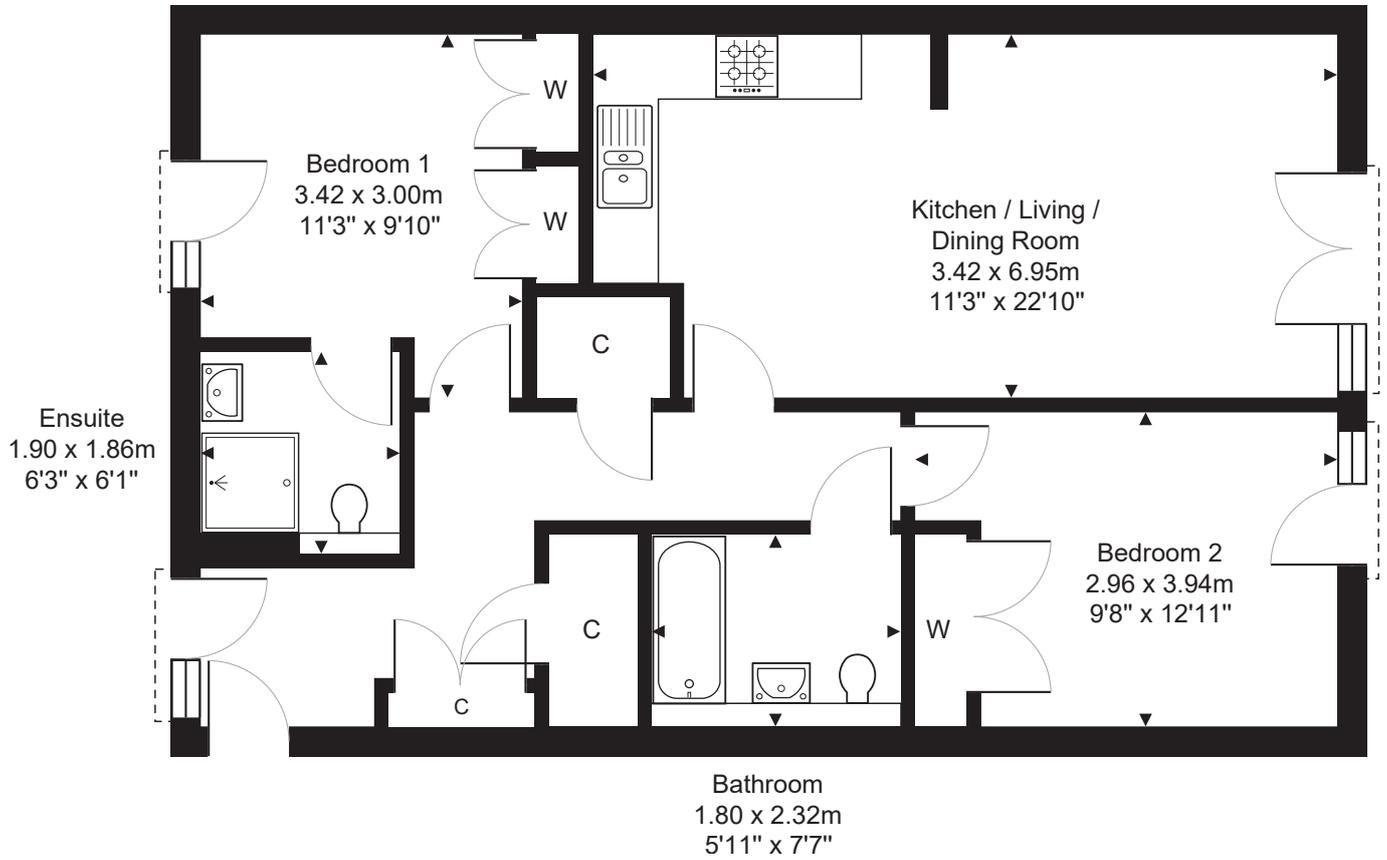


Externally, residents enjoy access to well-maintained communal green spaces, along with the convenience of resident parking.

EXTERNALS

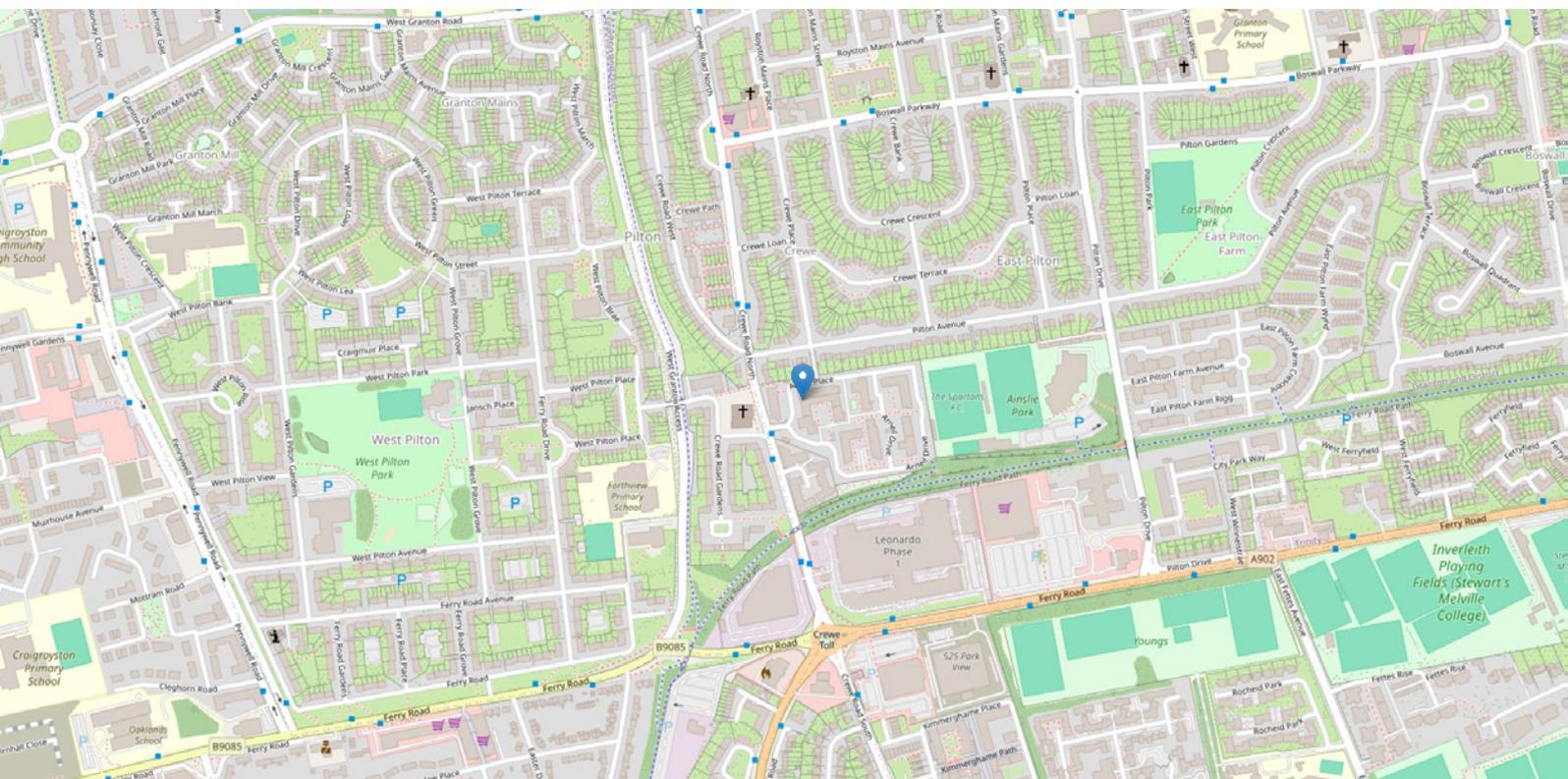


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 71m² | EPC Rating: B



THE LOCATION

Arneil Place is quietly positioned within a popular and well-established residential area of north Edinburgh, offering an excellent balance of peaceful living and everyday convenience. The location is well regarded for its sense of community, attractive green spaces, and ease of access to the city centre.





A wide range of local amenities can be found nearby, including supermarkets, cafés, and independent shops, while further shopping and leisure facilities are available at nearby retail parks and along the waterfront at Newhaven and Granton. The area is also well served by recreational opportunities, with pleasant walking routes, green spaces, and access to the scenic Firth of Forth coastline.

Excellent transport links make this an ideal location for commuters, with regular bus services providing swift access to Edinburgh city centre and surrounding areas. Road links are also convenient for travel further afield. Highly regarded schooling is available locally, making the area appealing to a broad range of buyers.

This sought-after location combines residential tranquillity with superb connectivity, making it an ideal setting for modern city living.



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