

# Flat 15, 7 Arneil Place

EDINBURGH, EH5 2GP



*SPACIOUS ONE BEDROOM APARTMENT IN THIS  
DESIRABLE MODERN DEVELOPMENT*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)







---

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 and dishwasher. 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.

---









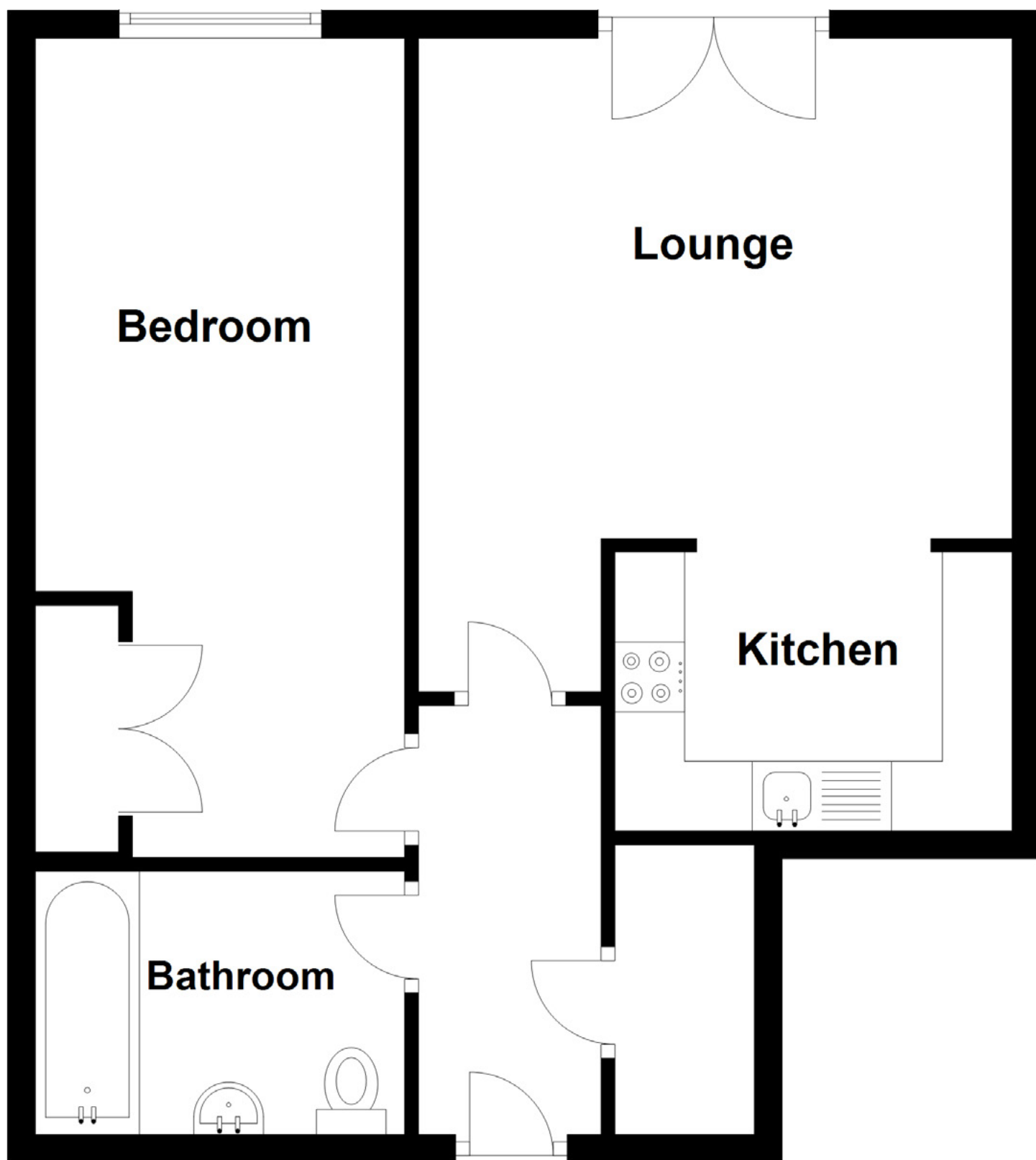


# the bedroom









Approximate Dimensions  
(Taken from the widest point)

Lounge	4.69m (15'5") x 4.26m (14')	Gross internal floor area (m <sup>2</sup> ): 51m <sup>2</sup>
Kitchen	2.85m (9'4") x 2.00m (6'7")	EPC Rating: B
Bedroom	5.88m (19'3") x 2.65m (8'8")	
Bathroom	2.65m (8'8") x 1.89m (6'2")	





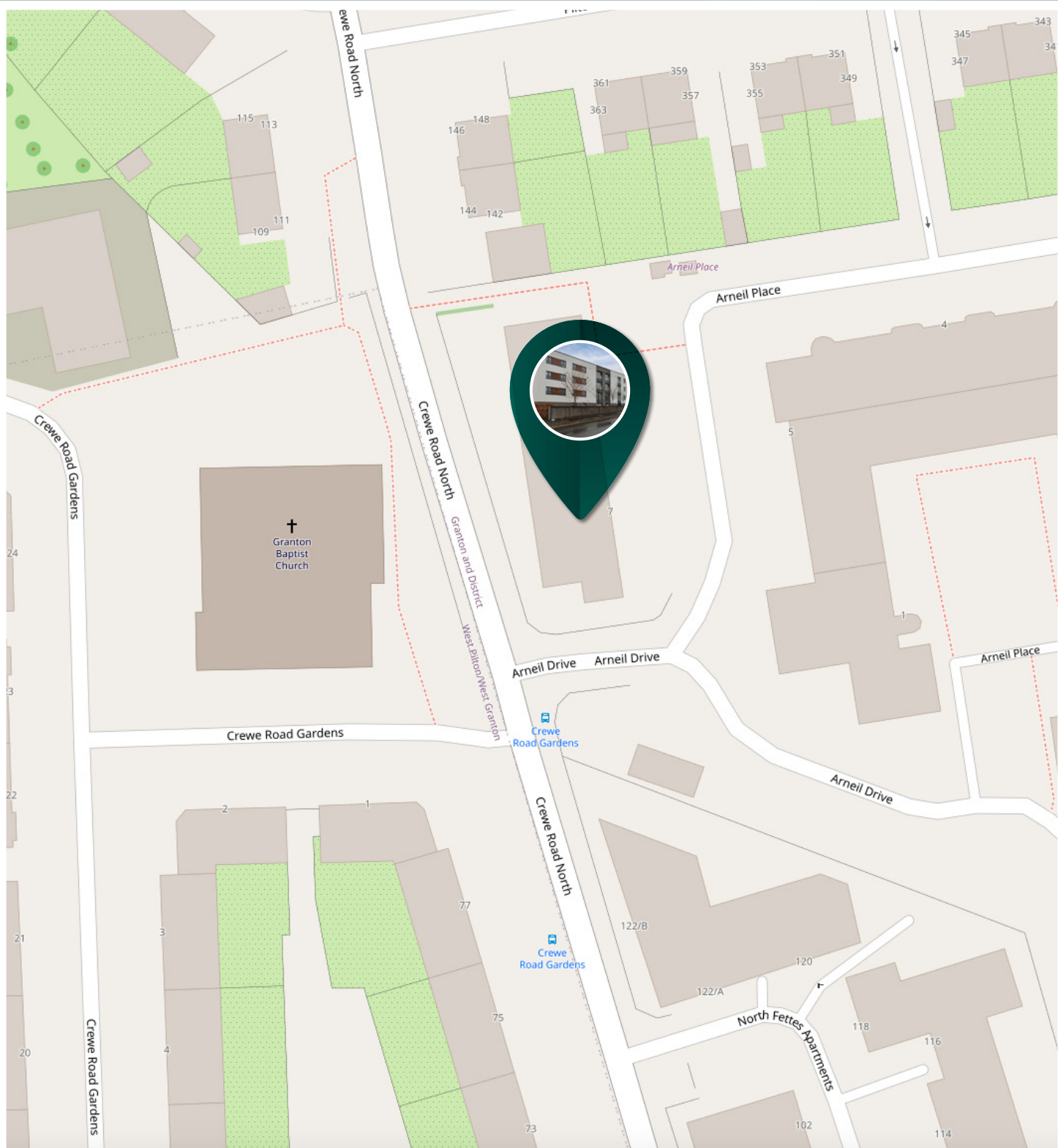
---

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.





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE TIMES



Text and description  
**BEN STEWART CLARK**  
Area Sales Manager



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
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.