




McEwan Fraser Legal
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Flat 9, 2 Arneil Place

EDINBURGH, EH5 2GU

EDINBURGH

The property is located in Crewe Toll, which lies in a northwestern district of the city. The property is ideally placed for shopping, transport, educational and recreational facilities.

Local shopping and coffee shops are within walking distance, including a Morrisons and Starbucks. Stockbridge provides a Waitrose supermarket with a number of bars and restaurants also on offer. For those whose needs are greater, a wider range of shops and culture can be found in the city centre, which is only a short bus or car journey away. Local state and private schools are within walking distance, as are many fine recreational facilities within the area. Inverleith Park is excellent for all types of leisure activities whilst Ainslie Park Recreational Centre provides sports facilities and a swimming pool, as a prime example.

There is an excellent bus service close to hand, which will take you a short ten-minute journey into the city centre.





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FLAT 9, 2 ARNEIL PLACE

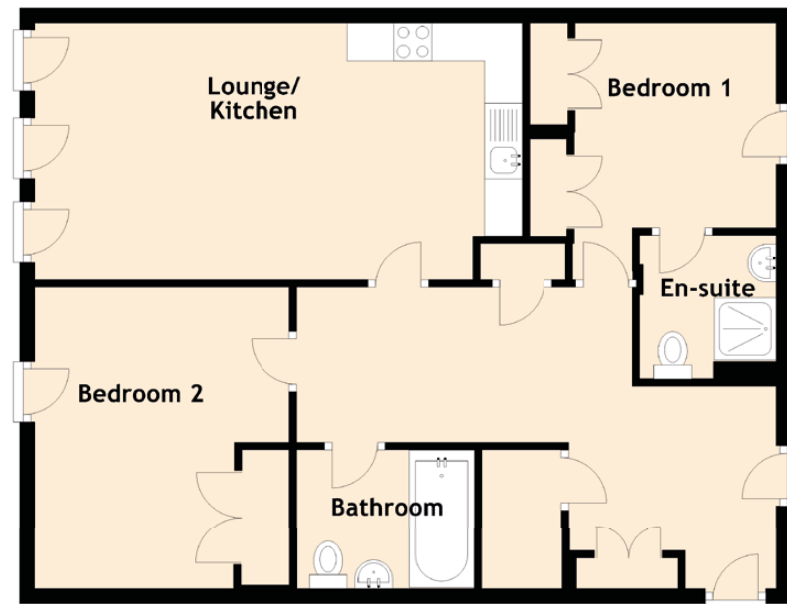
An excellent opportunity has arisen to acquire this modern two bedroom third-floor apartment, well located within the popular Crewe area of Edinburgh, An ideal first-time-buyer or Buy-To-Let opportunity.

Internally this accommodation is in excellent decorative order, briefly, consisting of an entrance hallway with storage, a bright open lounge with patio doors opening out to a Juliet balcony, the fully fitted breakfasting kitchen benefits from ample wall and base units, an integrated four ring gas hob/oven and extractor hood. The two spacious double bedroom provides built-in wardrobes and space for furniture arrangements while the master boasts a crisp en-suite shower-room. The three-piece bathroom with an overhead shower and extractor fan complete the rooms.

This property further benefits from a secure door entry system, a lift, 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 for residents and visitors alike. Viewing of this property is highly recommended.



SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Lounge/ Kitchen	6.67m (21'11") x 3.39m (11'1")
Bedroom 1	3.05m (10') x 2.70m (8'10")
En-suite	1.90m (6'3") x 1.80m (5'11")
Bedroom 2	3.99m (13'1") x 3.37m (11'1")
Bathroom	2.35m (7'9") x 1.84m (6')

Gross internal floor area (m²): 68m²

EPC Rating: B

Extras (Included in the sale): All fixtures, fittings, fitted floor coverings and integrated appliances. White goods and moveables may be available by separate negotiation.






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Part
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Text and description
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