

12/10 Arneil Drive

CREWE, EDINBURGH, EH5 2GS



A spacious modern one-bedroom apartment that is offered to the market in excellent internal condition



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McEwan Fraser is delighted to present this spacious modern one-bedroom apartment that is offered to the market in excellent internal condition. This second-floor flat enjoys lift access, a secure entry system, resident parking, gas central heating and double glazing. This would be an ideal first-time buy or sound buy-to-let investment.

THE LIVING ROOM



Internal accommodation is focused on a spacious open-plan kitchen and living room that has plenty of space for a large sofa, a dining table, and plenty of supporting furniture. Natural light arrived through French doors which open onto a Juliet balcony.

THE KITCHEN



The adjacent kitchen area has a full range of gloss base and wall-mounted units that offer plenty of prep and storage space. There are a range of integrated appliances including a gas hob, an electric oven, a fridge freezer, and a washing machine. The kitchen area also has a large larder.





There is a very generous double bedroom an integrated wardrobe and plenty of space for further freestanding bedroom furniture.

The accommodation is completed by a modern bathroom which is partially tiled and includes a three-piece white suite with a shower over the bath.

Internal viewing is highly recommended.

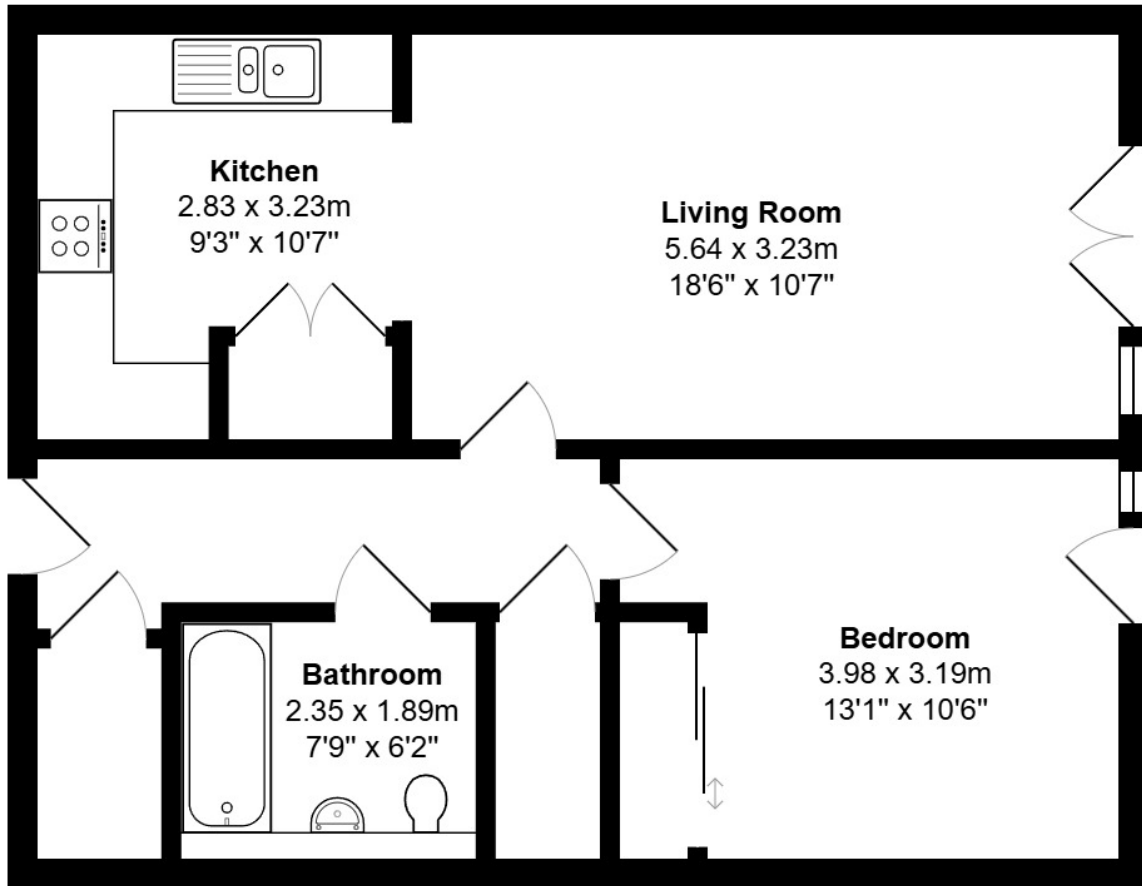
THE BATHROOM



THE BEDROOM

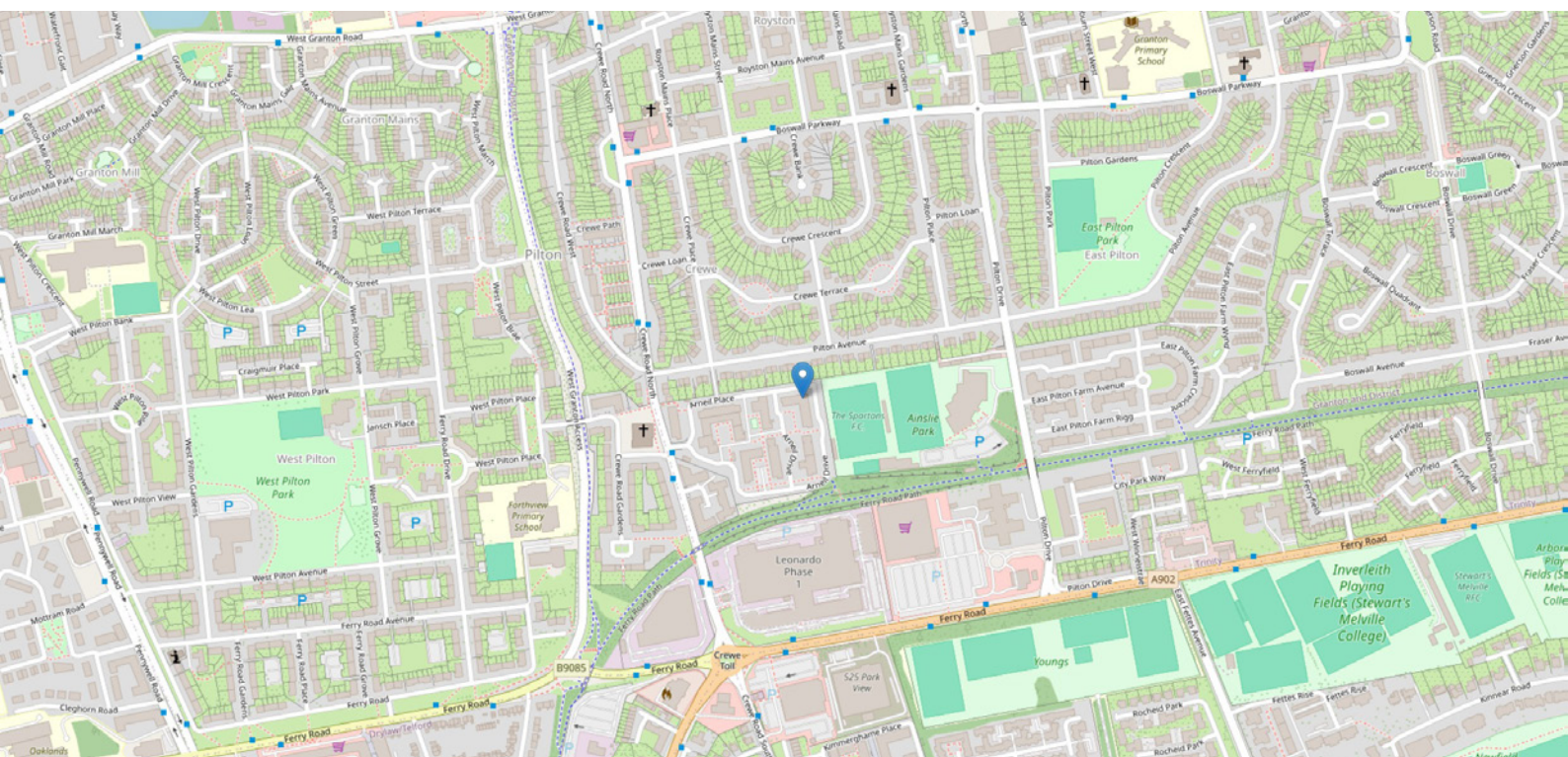


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 56m² | EPC Rating: B



THE LOCATION

Lying just three miles northwest of Edinburgh city centre and well-connected by excellent transport links, the popular suburb of Crewe benefits from a wealth of local shopping and recreational amenities. Some of the capital's most treasured green spaces are also within easy reach, including Inverleith Park and the Royal Botanic Garden.





For grocery and everyday shopping, Crewe is served by an excellent selection of major supermarkets in the immediate surrounding area, as well as a post office, a pharmacy and a medical centre. A great selection of high-street outlets can be found at Craighleith Retail Park and Ocean Terminal, which also boasts a multi-screen cinema, popular family restaurants and a 24-hour gym. Further local sports facilities are on offer at Ainslie Park Leisure Centre, with a pool, a gym, a sports hall and fitness classes. Crewe has a superb selection of private and state schooling options, including the prestigious independent Fettes College. With its proximity to the main thoroughfare of Ferry Road, the area provides swift access into the city, as well as the Forth bridges, the City Bypass and the M8/M9 motorway network.



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