

# Flat 8,1 Arneil Place

EDINBURGH, EH5 2LZ



*Immaculate two-bedroom contemporary flat with elegant open-plan living and twin Juliet balconies in a desirable modern development*



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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. The property is presented in immaculate condition throughout, offering contemporary living with a strong sense of quality and thoughtful design.

# THE KITCHEN/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, perfectly suited to modern lifestyles.



The kitchen is well-appointed with sleek cabinetry, an integrated gas hob and oven, and stylish spotlight lighting, while the living area is flooded with natural light through French doors opening onto an elegant Juliet balcony.





Both bedrooms are well-proportioned double rooms, each featuring built-in storage and tasteful wall panelling that adds a refined touch. The principal bedroom further benefits from its own Juliet balcony, allowing additional light and ventilation, as well as a contemporary en-suite shower room finished with quality tiling and modern fittings.

The main bathroom is spacious and beautifully presented, complete with a full-sized bath and attractive, modern finishes.

# THE BATHROOM



# BEDROOM 1



benefits from its own Juliet balcony, allowing additional light and ventilation, as well as a contemporary en-suite shower room



# BEDROOM 2



# EXTERNALS

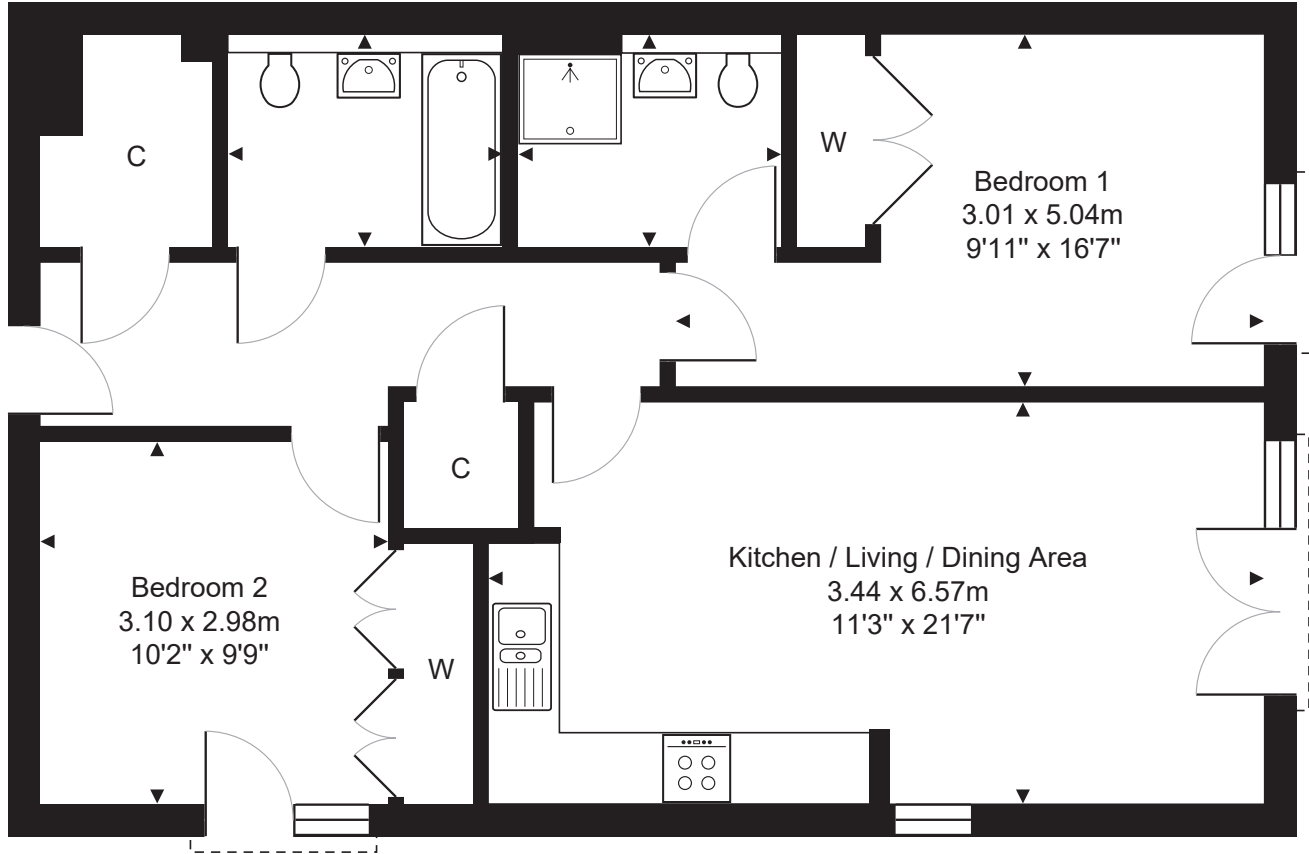


Externally, residents enjoy access to well-maintained communal green spaces, along with the convenience of resident parking.

# FLOOR PLAN & DIMENSIONS

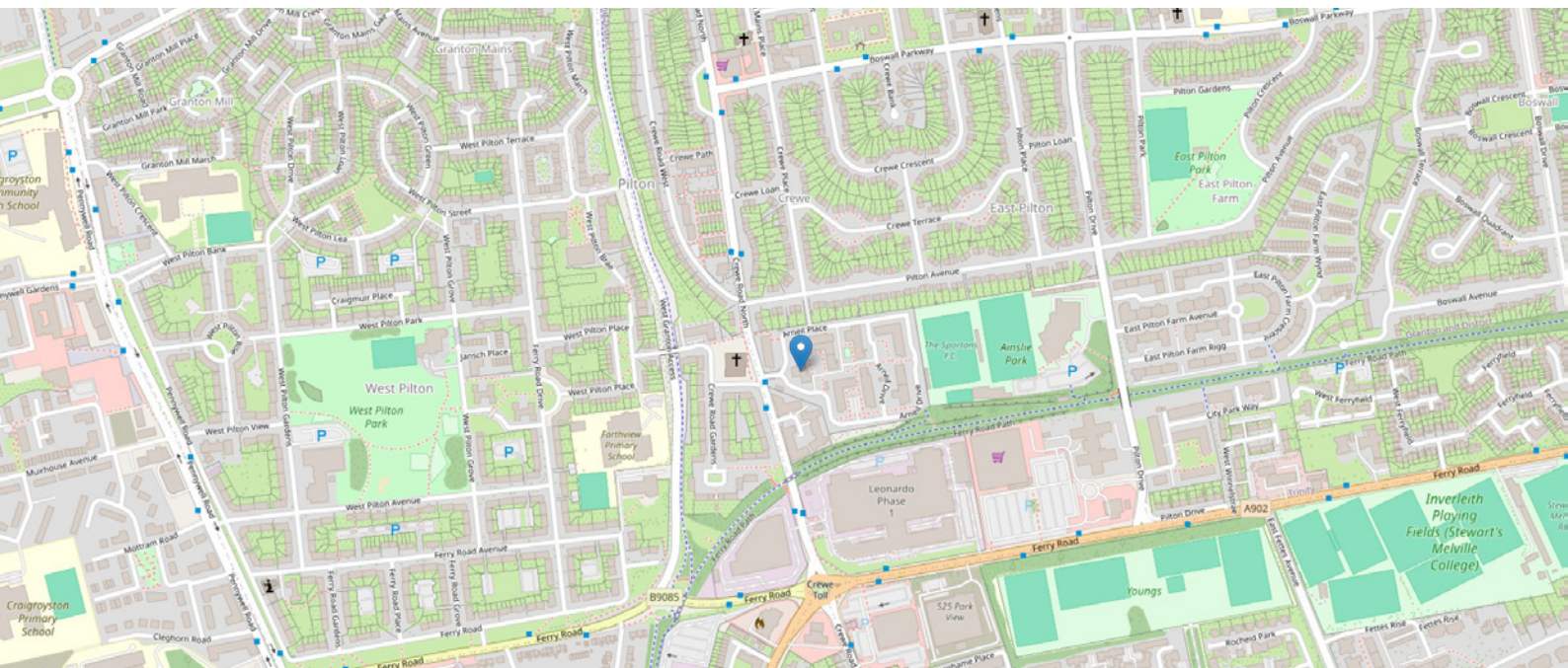
Bathroom  
1.82 x 2.35m  
5'11" x 7'8"

Ensuite  
1.82 x 2.25m  
5'11" x 7'5"



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 68m<sup>2</sup> | EPC Rating: B



# THE LOCATION

Arneil Place is situated within the established residential area of Crewe, a popular district to the north-west of Edinburgh that is increasingly appealing to first-time buyers and young professionals seeking excellent access to the city centre alongside a strong range of local amenities. Residents benefit from a variety of nearby retail options, with everyday shopping available locally and larger retail destinations within easy reach. The nearby shopping and leisure hub at Craighleith Retail Park offers a range of major retailers, supermarkets, cafés, and fitness facilities, while the vibrant neighbourhood of Stockbridge, Edinburgh, is also close by and renowned for its independent boutiques, cafés, restaurants, and popular weekend market.





The location is particularly well placed for commuting. Regular bus services provide quick and easy access to Edinburgh City Centre, while the nearby A90 Road offers a direct route to Queensferry, Forth Road Bridge, and Queensferry Crossing, making travel across the central belt straightforward.

For recreation and outdoor space, the property is ideally positioned close to the expansive green areas of Inverleith Park and the renowned Royal Botanic Garden Edinburgh, both of which provide beautiful surroundings for walking, running, and relaxing. The scenic Water of Leith Walkway is also nearby, offering miles of picturesque riverside paths connecting several of Edinburgh's most desirable neighbourhoods.

Combining excellent transport links, vibrant nearby districts, and superb recreational opportunities, Arneil Place in Crewe represents an attractive and well-connected location for those looking to enjoy a dynamic Edinburgh lifestyle.



  
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**Part  
 Exchange  
 Available**



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