



GILSON GRAY

LAW • PROPERTY • FINANCE

3/6 ARNEIL PLACE

Crewe, Edinburgh, EH5 2GU



3/6 ARNEIL PLACE, CREWE

Part of a sought-after modern development in popular Crewe, this first-floor flat is an impressive residence for city professionals and young families. It is brought to market in true move-in condition, and offers modern interiors and quality fixtures and fittings. Furthermore, it benefits from an open-plan reception area with an on-trend kitchen, two double bedrooms, and two bathrooms.

Inside the flat, accessed via a secure shared entrance and a handy lift service, a central hall welcomes you in, providing three built-in cupboards. It flows naturally into the kitchen, living and dining room, which share an open-plan layout. Here, there is floorspace for relaxing lounge furniture and a table and chairs, whilst French doors to a Juliet balcony ensure a light-filled ambience throughout the day. Easy to style, this reception area also benefits from a minimalist-inspired aesthetic, with crisp white décor and an easy-to-maintain floor. Fitted with white cabinets and downlit worktops, the kitchen area complements the neutral backdrop, enjoying a fashionable design. It is also discreetly positioned and well zoned. The two double bedrooms are at opposite ends of the home, one of which is currently arranged as a private office showcasing the versatility of the accommodation. Both feature modern decoration and soft carpets, as well as built-in wardrobes and Juliet balconies to let the outside in. In addition, the principal bedroom has the added luxury of a contemporary en-suite shower room. An equally impressive family bathroom, neighbours the second bedroom, fitted with a three-piece suite and overhead shower

Outside, there is a well-kept communal garden with a children's playpark and ample parking within the development for visitors and residents alike.

Extras: integrated kitchen appliances (oven and gas hob), a fridge/freezer, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



FEATURES

- First-floor flat in true move-in condition
- Part of a modern development
- Situated in popular Crewe
- Juliet balconies to let the outside in
- Modern neutral interiors
- Secure shared entrance & lift service
- Central hall with built-in storage
- Open-plan kitchen/living/dining room
- Fashionable kitchen design
- Two double bedrooms with wardrobes
- Contemporary en-suite shower room
- Contemporary family bathroom
- Well-kept communal garden & playpark
- On-site parking for residents & visitors

EPC RATING:

B

COUNCIL TAX BAND:

E

VIEWINGS

By appointment with Gilson Gray on 0131 516 5366

GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366

GLASGOW

160 West George Street
G2 2HQ
0141 530 2021

EAST LoTHIAN

33 Westgate
EH39 4AG
01620 893 481

DUNDEE

11 South Tay Street
DD1 1NU
01382 201 000

BORDERS

01890 880 008

CREWE, EDINBURGH

ying 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 in 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.

