

COULTERS<sup>©</sup>

WELCOME TO:  
ARNEIL PLACE

3/12 Arneil Place, Crewe, Edinburgh, EH5 2GU



## ARNEIL PLACE AT A GLANCE:



Residential Crew  
location



New-build  
apartment



Stylish south-facing  
living room



Close to cosmopolitan  
Stockbridge



Landscaped  
grounds



Residential  
parking

## EXTRAS:

All fixtures and fittings, including; blinds, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



## A LITTLE BIT ABOUT THE PROPERTY:

Located in the popular area of Crewe, two miles north-west of Edinburgh City Centre this is a stylish new-build apartment in pristine condition. Occupying the second floor of the established Miller Homes Varcity North development, and boasting south-facing accommodation, it has been thoughtfully designed to offer the best in desirable city living. Enjoying private parking and with fashionable Stockbridge and the City Centre within easy reach it is ideal for a professional or first-time buyer.

- Spacious living/dining/kitchen with full-height French doors opening out onto a Juliet balcony providing an appealing outlook over the grounds.
- L-shaped kitchen with integrated appliances including a stainless-steel extractor hood, gas hob, and an oven.
- Bright principal double bedroom with a full-height tilt-and-turn window. The tasteful décor includes built-in wardrobes, and an en-suite shower room.
- Second double bedroom with built-in wardrobes and an abundance of natural light.
- Box room or study.
- Hallway storage.
- Spacious family bathroom with a chrome towel radiator, large mirror, hidden cistern WC, washbasin, and bath.
- Gas central heating and double glazing throughout.
- Shared landscaped grounds and residents' parking.





## LOCATION, LOCATION, LOCATION:

Crewe is a residential area two miles north-west of Edinburgh City Centre. Residents benefit from fantastic leisure and recreational opportunities including the picturesque Royal Botanic Garden and Inverleith Park which offers panoramic Edinburgh views. For indoor pursuits, Ainslie Park Leisure Centre minutes from the property has a swimming pool, gym, and fitness classes, and there are further award-winning facilities including tennis courts at Westwood's Health Club and at The Village Hotel.

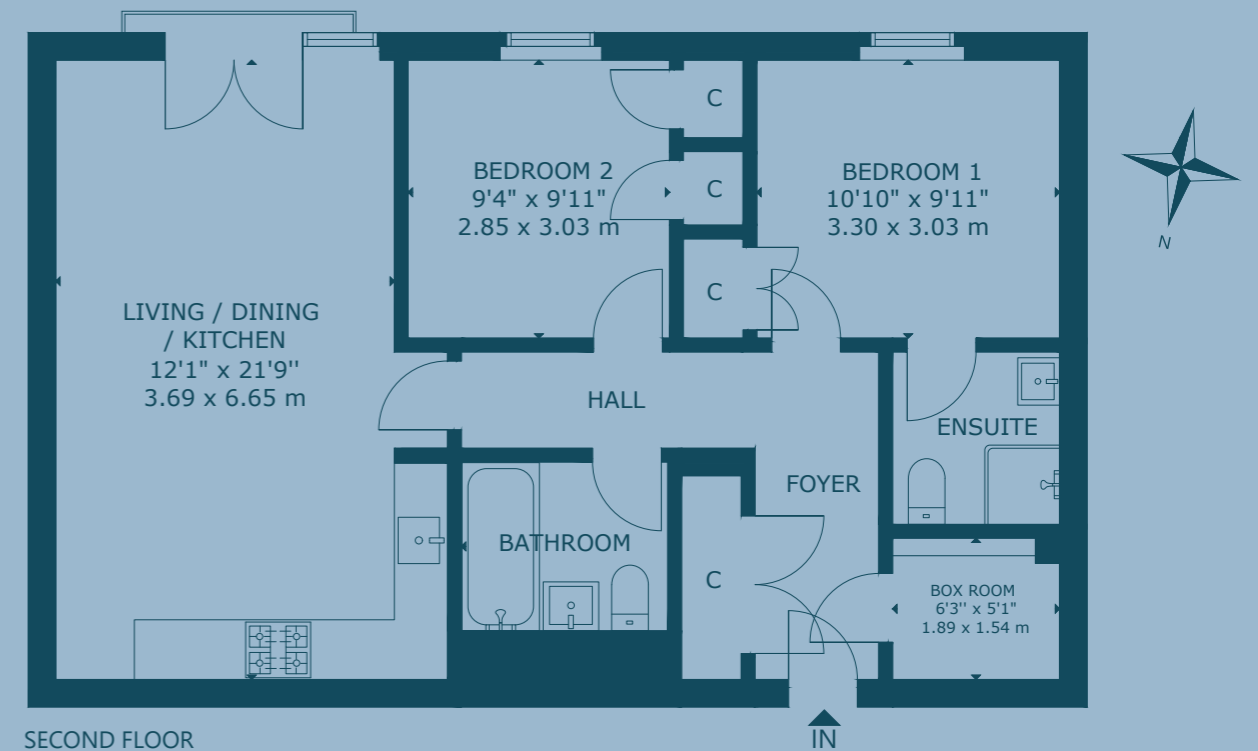
Silverknowes and Ravelston Golf Clubs are within a ten-minute drive. When it comes to dining you are spoilt for choice with the range of restaurants and bars on offer in nearby Stockbridge. This cosmopolitan area of Edinburgh benefits from an array of independent

and well-known retailers to meet daily shopping needs such as George Bower Butchers, Herbie's of Edinburgh Deli, and Armstrong's of Stockbridge Fishmonger. Larger shopping requirements are met at Morrisons only a few minutes from the property, as well as Waitrose at Comely Bank and Craigmyle Retail Park which houses a Sainsbury's and a Marks and Spencer.

Local schooling includes Forthview Primary and Craigroyston High School, with Edinburgh private options within easy reach. The area benefits from excellent transport links with regular bus services taking you into Edinburgh City Centre, and the M8, The Queensferry Crossing, and Edinburgh International Airport, all quickly accessible.



## FLOOR PLAN:



SECOND FLOOR

3/12 Arneil Place, Crewe, Edinburgh, EH5 2GU

Approx. Gross Internal Area

780 Sq Ft - 72 Sq M

For identification only. Not to scale.

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WE'D LOVE TO  
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