

COULTERS<sup>©</sup>

WELCOME TO:

# ARNEIL DRIVE

6/6 Arneil Drive, Crewe, Edinburgh, EH5 2GR



## ARNEIL DRIVE AT A GLANCE:



Residential  
Crewe Toll location



New build  
apartment



Lift access and  
Resident's parking



Close to  
Granton Beach



Inverleith Park  
nearby



Excellent local  
amenities

## EXTRAS:

All fixtures and fittings, including; light fittings, carpets and fitted floor coverings.



## A LITTLE BIT ABOUT THE PROPERTY:

Positioned in the popular area of Crewe Toll, two miles north-west of Edinburgh City Centre this is an impressive one-bedroom new build apartment in move-in condition. On the first floor of the established Miller Homes Varcity North development, it provides well-thought-out accommodation including a generous living/dining/kitchen ideal for a relaxed modern lifestyle. With cosmopolitan Stockbridge as well as The Royal Botanic Garden and Inverleith Park nearby and just a short journey from the City Centre, it will perfectly suit a first-time buyer or professional.

- Light-filled living/dining/kitchen with stylish neutral décor and wood-effect flooring.
- Modern kitchen with shaker-style under-base lit wall and floor units, oak-effect worktops, brick-effect splashback, and integrated appliances including a stainless-steel extractor hood, gas hob, and oven.
- Bright dual-aspect double bedroom with a tasteful interior design including pendant lighting, carpeting, and built-in wardrobes.
- Good-sized bathroom with ambient LED low-level lighting, a full-length mirrored cabinet, and a quality three-piece white suite including WC, washbasin, and bath with a wall-mounted shower.
- Gas central heating and double glazing throughout.
- Secure entry and lift access to all floors.
- Shared landscaped grounds.
- Resident's parking and bike storage.





## LOCATION, LOCATION, LOCATION:

Crewe Toll is a popular 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. For indoor pursuits, Ainslie Park Leisure Centre minutes from the property has a swimming pool, gym, and fitness. Silverknowes and Ravelston Golf Clubs are within a ten-minute drive.

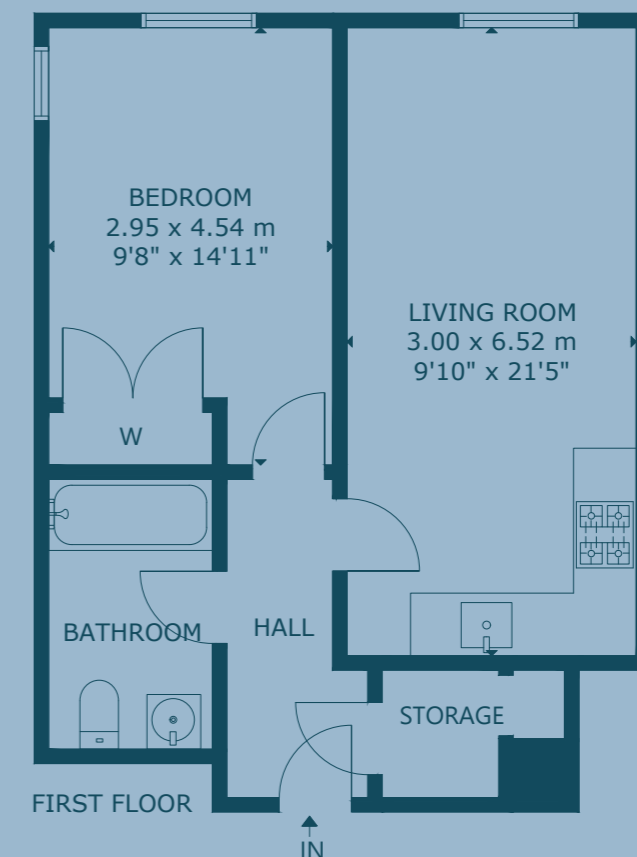
When it comes to dining you are spoilt for choice with the range of restaurants and bars on offer in nearby Stockbridge. This cosmopolitan area of Edinburgh benefits from an array of independent and well-known retailers. Bustling cafés like

Artisan Roast and Söderberg Swedish Coffee Shop and Bakery are the place to be at the weekend when Stockbridge is a buzz with people. Larger shopping requirements are met at Morrisons only a few minutes from the property, as well as Waitrose at Comely Bank and Craighleith Retail Park which houses a Sainsbury's and a Marks and Spencer.

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 easily accessible.



## FLOOR PLAN:



6/6 Arneil Drive, Crewe, Edinburgh, EH5 2GR

Approx. Gross Internal Area

503 Sq Ft - 47 Sq M

For identification only. Not to scale.

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