



GILSON GRAY

LAW • PROPERTY • FINANCE

4/12 ARNEIL DRIVE

Crewe, Edinburgh, EH5 2GR



Part of a stylish modern development, this two-bedroom second-floor apartment is an attractive residence for city professionals, couples, first-time buyers, and young families alike. The spacious home enjoys neutral interiors and modern fixtures and fittings, including a bathroom and an en-suite. Furthermore, it has an open-plan reception area with a Juliet balcony framing elevated views. The development also provides residents' parking – a handy feature in the capital.

Extras: all fitted floor and window coverings, light fixtures, integrated oven and ceramic hob, a freestanding 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 services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

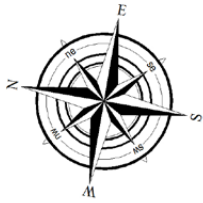
FEATURES

- Modern second-floor apartment
- Part of a popular development
- Leafy green setting in Crewe
- Secure entrance and lift service
- Light neutral interior décor
- Welcoming central hall
- Open-plan kitchen/living/dining room
- Well-appointed kitchen design
- Two bright double bedrooms
- Three-piece en-suite shower room
- Three-piece family bathroom
- Well-maintained garden grounds
- Generous residents' parking
- EPC Rating - B
- Council Tax Band - E



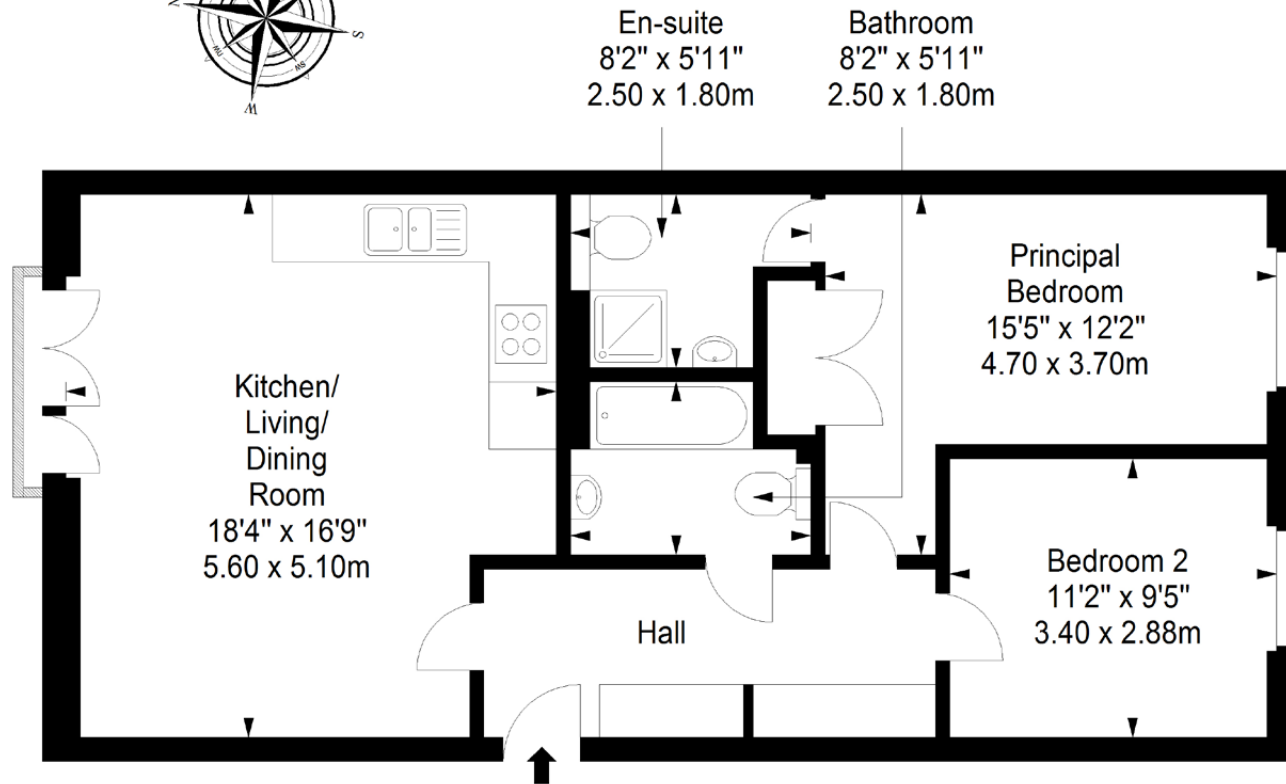
“TWO BRIGHT DOUBLE BEDROOMS, THREE-PIECE EN-SUITE SHOWER ROOM AND A THREE-PIECE FAMILY BATHROOM”





Second Floor

Approx. 70.5 sq. metres (758.9 sq. feet)



Total area: approx. 70.5 sq. metres (758.9 sq. feet)

GILSONGRAY.CO.UK

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BORDERS

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