



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**FLAT 14, 6 ARNEIL DRIVE,**  
Crewe Toll, Edinburgh, EH5 2GR



Enjoying sea views and neutral interiors creating a wonderfully light and airy home, this third-floor apartment lies within an exclusive landscaped development offering communal gardens, residents' parking, and a peaceful location served by excellent transport links in and out of the city, as well as lying close to Village Hotel and gym, Spartans Community Football Club, a supermarket, and Inverleith Park. The stylish abode boasts a congenial open-plan living space for cooking, entertaining, and relaxation, one double bedroom with storage, and a bathroom.

Extras: Integrated kitchen appliances comprising an oven, hob, extractor hood, and fridge/freezer will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



## FEATURES

- Contemporary development
- Envious sea views
- Well-presented third-floor apartment
- Secure entry system
- Entrance hall with good storage
- Open-plan living/dining room and integrated kitchen
- Dual-aspect double bedroom with storage
- Bathroom with shower-over-bath
- Communal garden grounds
- Unrestricted off-street parking



"ONE-BEDROOM  
THIRD-FLOOR  
APARTMENT OFFERING  
A STYLISH CITY ABODE  
IN AN EXCLUSIVE  
DEVELOPMENT."



EPC RATING:

B

COUNCIL TAX BAND:

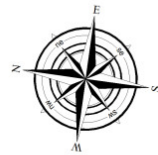
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VIEWINGS

By appointment with Gilson Gray on 0131 516 5366

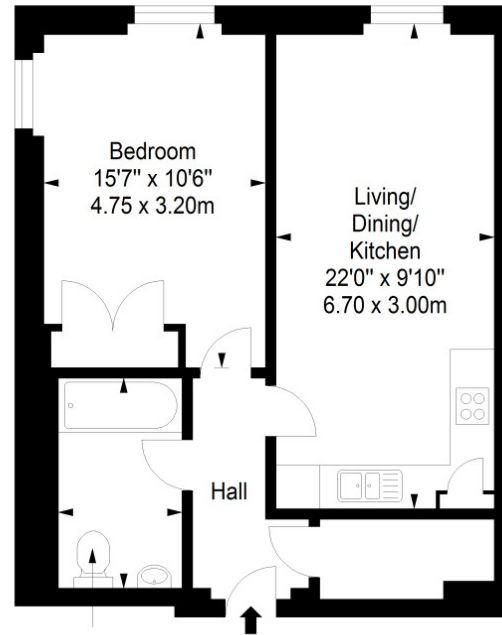


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Third Floor

Approx. 47.7 sq. metres (513.5 sq. feet)



Bathroom  
9'6" x 5'7"  
2.90 x 1.70m

Total area: approx. 47.7 sq. metres (513.5 sq. feet)

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

2 West Marketgait  
DD1 1QN  
01382 201 000



BORDERS

01890 880 008

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