



GILSON GRAY

LAW • PROPERTY • FINANCE

5/5 ARNEIL PLACE

Crewe, Edinburgh, EH5 2GT



Forming part of a sought-after development in Crewe, this first-floor apartment offers an open-plan kitchen, living, and dining room, two double bedrooms with built-in storage, one en-suite shower room, and a separate bathroom, all enhanced by beautifully presented, stylish, modern interiors. Externally, the development is accompanied by landscaped shared grounds and private residents' parking, and the property is sure to appeal to a wide demographic. It lies close to excellent amenities including the Village gym/hotel, Spartans Community Football Club, a Morrisons supermarket, Inverleith park, Broughton High School and transport links to private schools.

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



FEATURES

- South-facing first-floor apartment in Crewe
- Part of a sought-after contemporary development
- Beautifully presented, stylish interiors
- Secure shared entrance
- Hallway with excellent built-in storage
- Open-plan kitchen/living/dining room with French windows and Juliet balcony
- Two double bedrooms with built-in storage
- One en-suite shower room
- Separate bathroom with shower-over-bath
- Landscaped shared grounds
- Private residents' parking



"THIS BEAUTIFULLY PRESENTED APARTMENT LIES CLOSE TO EXCELLENT AMENITIES AND TRANSPORT LINKS."



EPC RATING:

B

COUNCIL TAX BAND:

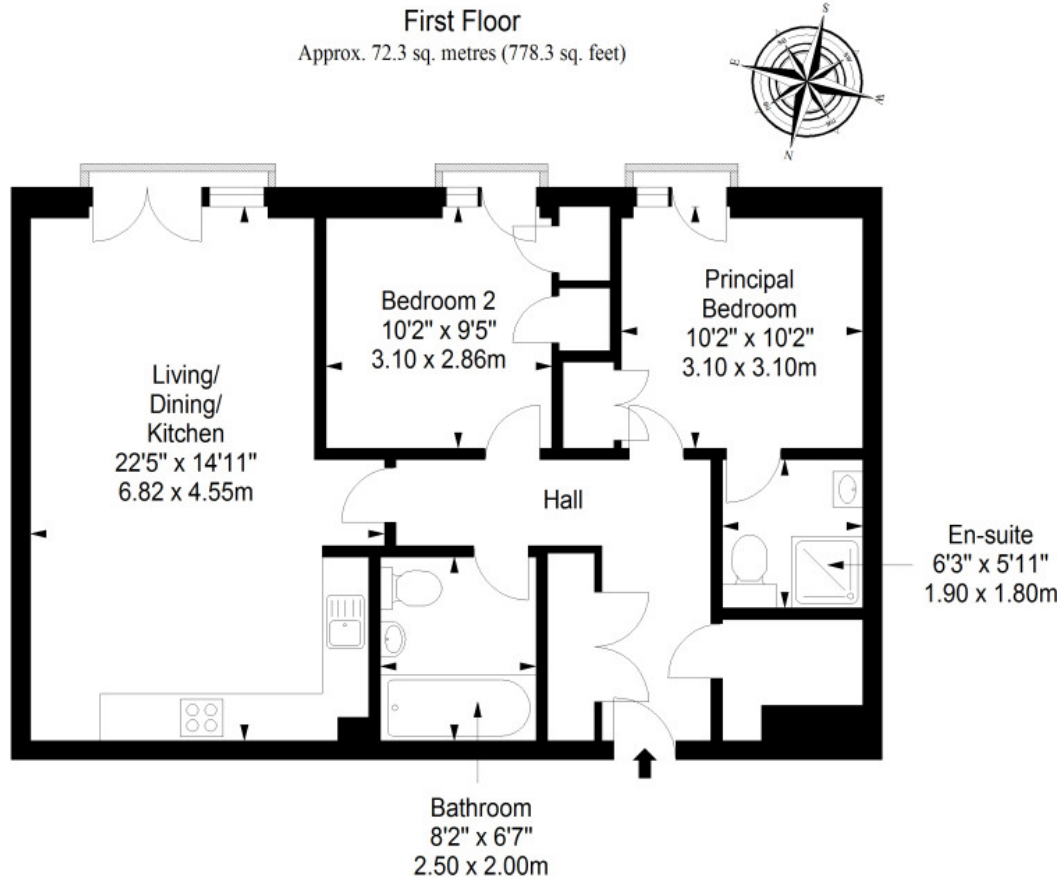
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VIEWINGS

By appointment with Gilson Gray on 0131 516 5366



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Total area: approx. 72.3 sq. metres (778.3 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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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.