



GARDEN STIRLING BURNET

**3/16 ARNEIL DRIVE**  
CREWE TOLL, EDINBURGH, EH5 2GR





## SUMMARY

This one-bedroom fourth-floor apartment is set within a stylish contemporary development in the heart of sought-after Crewe Toll. It is brought to market in excellent decorative order, providing buyers with an appealing blank canvas. It further boasts bright and airy accommodation, including sociable open-plan living with a fashionable kitchen, and a large double bedroom with a quality bathroom conveniently next door. Given its convenient location near amenities and transport links, and being just 2.5 miles from Edinburgh city centre, the home is sure to be in high demand amongst professionals, couples, and first-time buyers alike.

Extras: all fitted floor and window coverings, light fittings, integrated oven and gas hob, a freestanding fridge/freezer, and a washing machine to be included in the sale.







**"A stylish one-bedroom fourth-floor apartment within a sought-after contemporary development in Crewe Toll"**







**"Presented in walk-in condition, offering modern neutral interiors, landscaped shared gardens, and private residents' parking"**

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## **FEATURES**

- Fourth-floor apartment in walk-in condition
- Part of a sought-after modern development
- Desirable location in popular Crewe Toll
- Quality neutral interiors throughout
- Secure shared entrance and lift service
- Welcoming central hall with built-in storage
- Spacious, open-plan living room/kitchen
- On-trend kitchen with modern fixtures
- Separate utility room just off the hall
- Double bedroom with built-in wardrobe
- Modern bathroom with overhead shower
- Well-kept shared gardens with play equipment
- Private residents' parking
- Gas central heating and double glazing





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HOUSE SALES

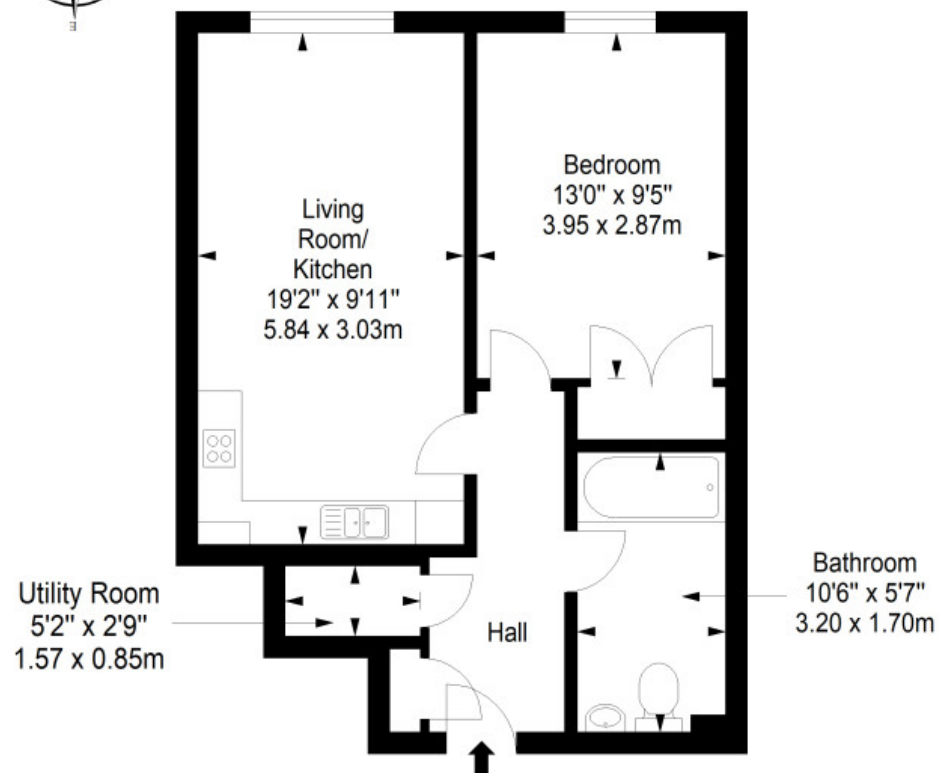
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.  
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN



Fourth Floor  
Approx. 44.9 sq. metres (483.3 sq. feet)



Total area: approx. 44.9 sq. metres (483.3 sq. feet)