



## 4/11 ARNEIL DRIVE

Crewe, Edinburgh, EH5 2GR



1

Public Room



1

Bedrooms



1

Bathroom

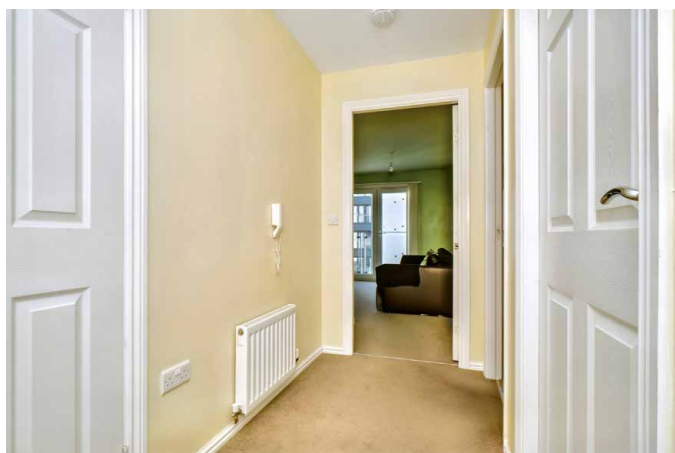
## 4/11 ARNEIL DRIVE

Forming part of an attractive, contemporary development in Crewe, this third-floor apartment offers an open-plan living area and kitchen, a double bedroom, and a bathroom, and it is ideally proportioned for first-time buyers, professionals, couples, and rental investors alike. The apartment is well-presented with modern fixtures and fittings, and it gives the new owner a blank canvas to style to their own taste. The development itself is set within landscaped shared gardens and is accompanied by convenient private residents' parking.

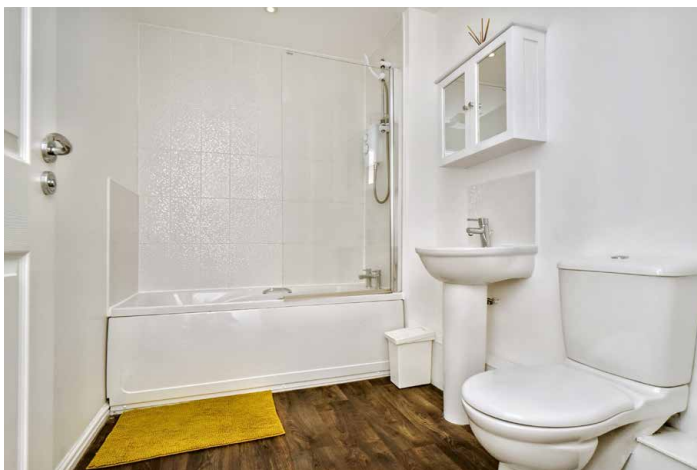
The apartment is ideally located just off Ferry Road, with excellent amenities within easy reach and just under three miles from the heart of the capital, which is easily reachable by car or public transport. The immediate area is home to everyday amenities such as shops (including a major supermarket a short walk away), education facilities, transport links connecting across the city and further afield, leisure and fitness facilities, and open spaces.

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

Factoring Information: There is a factoring agreement in place with Charles White Ltd. The yearly charge is around £1,600-£1,800 and this includes the buildings insurance.







EPC  
RATING



COUNCIL  
TAX BAND

## VIEWING

By appointment only  
with Gilson Gray on  
**0131 516 5366**

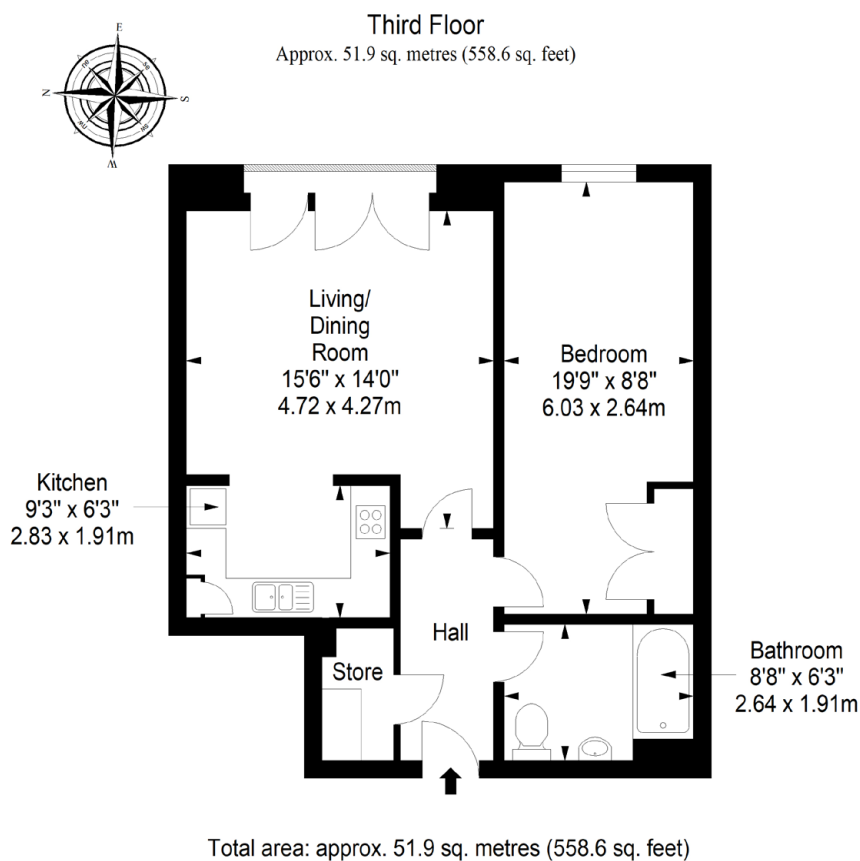
## Features

- Third-floor apartment in Crewe
- Part of a contemporary factored development
- Well-presented, modern interiors
- Secure shared entrance and lift service
- Hallway with large storage cupboard
- East-facing, open-plan kitchen, living, and dining room
- Spacious double bedroom with a built-in wardrobe
- Attractive bathroom with shower-over-bath
- Well-maintained shared garden grounds
- Private residents' parking



# CREWE

Lying just three miles northwest of Edinburgh city centre and well-connected by excellent transport links, the popular suburb of Crewe benefits from a wealth of local shopping and recreational amenities. Some of the capital's most treasured green spaces are also in easy reach, including Inverleith Park and the Royal Botanic Garden. For grocery and everyday shopping, Crewe is served by an excellent selection of major supermarkets in the immediate surrounding area, as well as a post office, a pharmacy and a medical centre. A great selection of high-street outlets can be found at Craighleith Retail Park and Ocean Terminal, which also boasts a multi-screen cinema, popular family restaurants and a 24-hour gym. Further local sports facilities are on offer at Ainslie Park Leisure Centre, with a pool, a gym, a sports hall and fitness classes. Crewe has a superb selection of private and state schooling options, including the prestigious independent Fettes College. With its proximity to the main thoroughfare of Ferry Road, the area provides swift access into the city, as well as the Forth bridges, the City Bypass and the M8/M9 motorway network.



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