



GILSON GRAY

LAW • PROPERTY • FINANCE

FLAT 6, 4 ARNEIL DRIVE

Crewe, Edinburgh, EH5 2GR



Set in a leafy development setting in popular Crewe, this two-bedroom, two-bathroom first-floor apartment enjoys tastefully neutral interiors and spacious accommodation. The home boasts a sunny, dual-aspect open-plan living and dining kitchen, a main bedroom with an en-suite shower and built-in wardrobe, plus a second double bedroom. Completing the accommodation is a modern three-piece family bathroom. Outside the well-appointed home, residents enjoy low-maintenance communal garden grounds, allocated residents' parking, as well as a quiet location within strolling distance of local supermarkets and excellent transport links. Extras: all fitted floor and window coverings, light fittings and integrated/freestanding kitchen appliances are included in the sale. 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. Factoring Info: There is a factoring arrangement with Charles White Limited for £400-£450 per quarter.



FEATURES

- Stylish first-floor apartment
- Exclusive, modern development
- Established residential setting in Crewe
- Secure entry system and lift service
- Neutral interiors throughout
- Inviting entrance hall with storage
- Open-plan living/dining kitchen
- Principal bedroom with en-suite
- Spacious double bedroom
- Three-piece family bathroom
- In-unit utility room
- Well-kept communal grounds
- Private residents' parking
- Gas central heating and double glazing







BOASTS TWO SPACIOUS
DOUBLE BEDROOMS, A
MODERN EN-SUITE SHOWER
ROOM AND A THREE-PIECE
FAMILY BATHROOM."





EPC RATING:

B

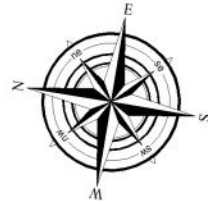
COUNCIL TAX BAND:

E

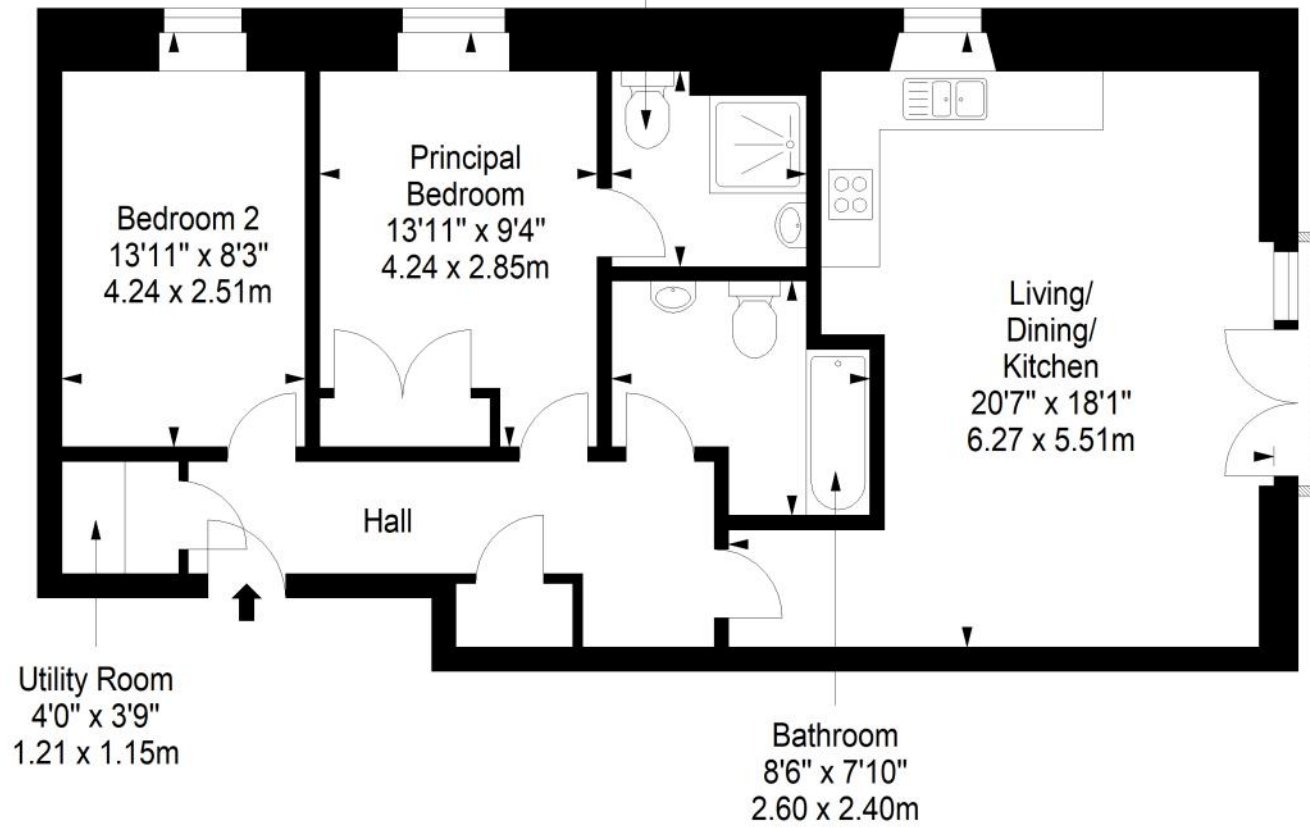
VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

First Floor

Approx. 71.1 sq. metres (765.3 sq. feet)



En-suite
6'7" x 6'6"
2.00 x 1.98m



Total area: approx. 71.1 sq. metres (765.3 sq. feet)



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