



Flat 18, 4 Arneil Place, Edinburgh, EH5 2GT

Description

Beautifully presented one-bedroom second floor flat which forms part of an Art Deco, B listed building which was formerly a school building at Stevenson College. It was fully refurbished as part of a larger residential development and is in excellent order. It is located close to the Western General and well placed for the excellent amenities at Craigleith and Comely Bank. There is plenty of parking available within the residents' car park and there are landscaped communal gardens surrounding, which are well tended and maintained by a factor.

The accommodation comprises:

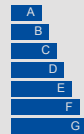
- Welcoming entrance hall with excellent storage
- Spacious double bedroom with pleasant outlook and built-in wardrobes
- Partially tiled family bathroom with WC, wall hung wash basin and bath with shower over
- Generous open plan living / dining / kitchen
- The kitchen area is fitted with a range of modern wall and base mounted units with solid worktops and inset stainless steel sink; the appliances include a gas hob with extractor hood, electric fan oven, fridge freezer and washing machine



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
B



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Location

Arneil Place is within the desirable residential area of Crewe, to the north of the city centre. Local shopping facilities include a Waitrose at Comely Bank, Morrisons nearby on Ferry Road and there are Sainsbury's and M&S stores at Craigleith retail Park, along with a range of other large retail outlets. Nearby Stockbridge offers many upmarket bars, pubs, restaurants and boutique shops. Leisure amenities in the local area include Inverleith Park, the famous Royal Botanic Gardens, Westwood's Health Club, The Village Gym and Ainslie Park Leisure Centre. There is a regular bus service operating to the city centre and is conveniently placed for commuting to the north and west of Edinburgh. A cycle path runs directly past the development and Stockbridge/Craigleith is only 15 minutes walk away.

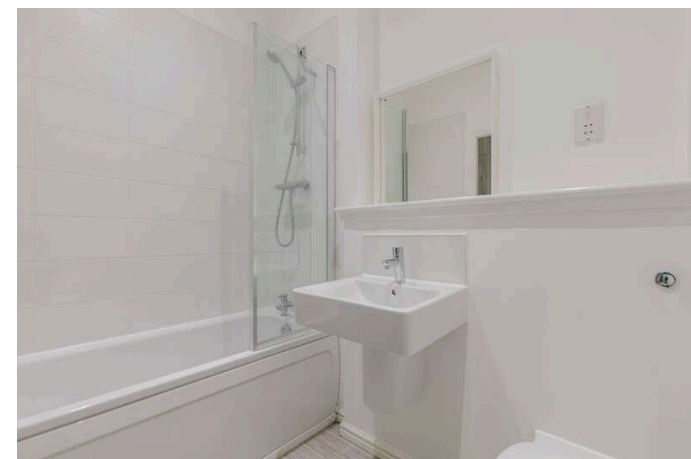
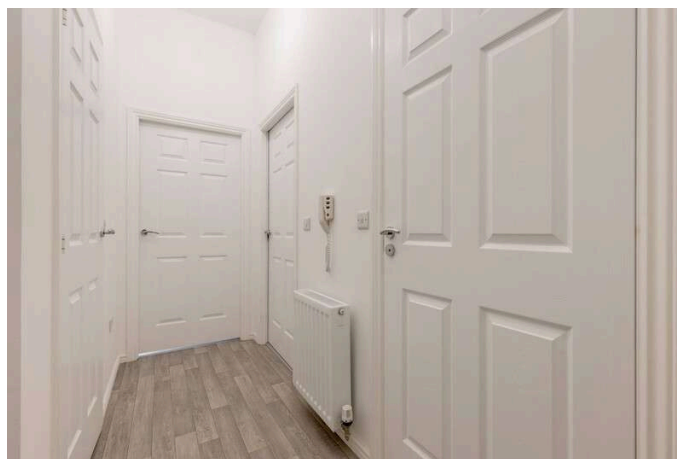
Factoring

The property is managed by Trinity factors and the cost for the current financial year was £1,336.03. This cost includes building insurance.

Extras

The fixed floor coverings, curtains, blinds and kitchen appliances are included in the sale price.

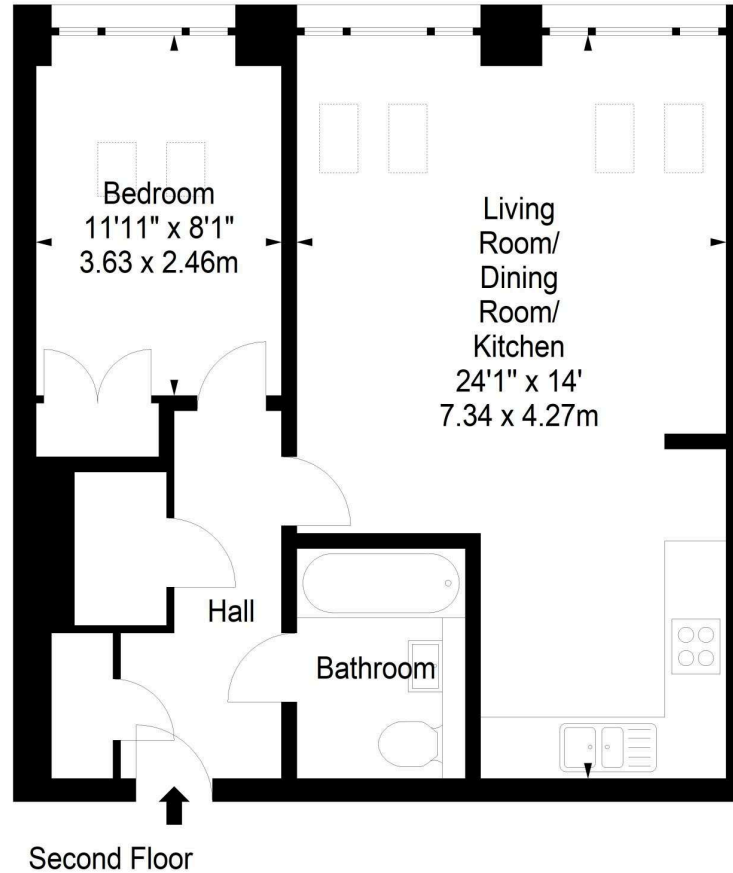
Council Tax - Band D



Arneil Place, EH5 2GT



Approx. Gross Internal Area
532 Sq Ft - 49.42 Sq M
For identification only. Not to scale.
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DMD | SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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