



12/11 Arneil Drive
Crewe Toll
Edinburgh, EH5 2GS



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Property Summary

This well-presented, two-bedroom, second-floor flat forms part of a popular modern development in Crewe Toll, located within easy reach of amenities and transport links for a swift commute into the city centre. This stylish home is accessed via secure entry system and a shared stairwell. It enjoys neutral interiors, ample storage, and modern fixtures and fittings, including a bathroom and an en-suite. Furthermore, it has an open-plan reception area with a Juliet balcony framing elevated views. The development also provides residents' parking.

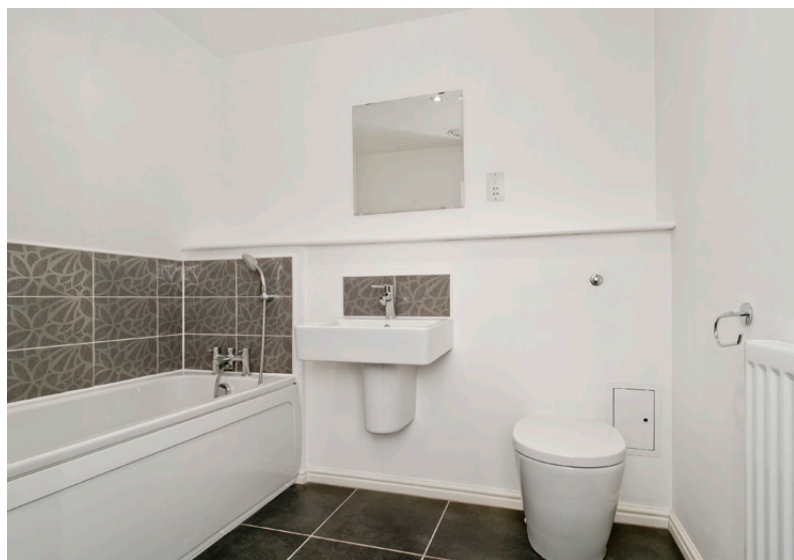
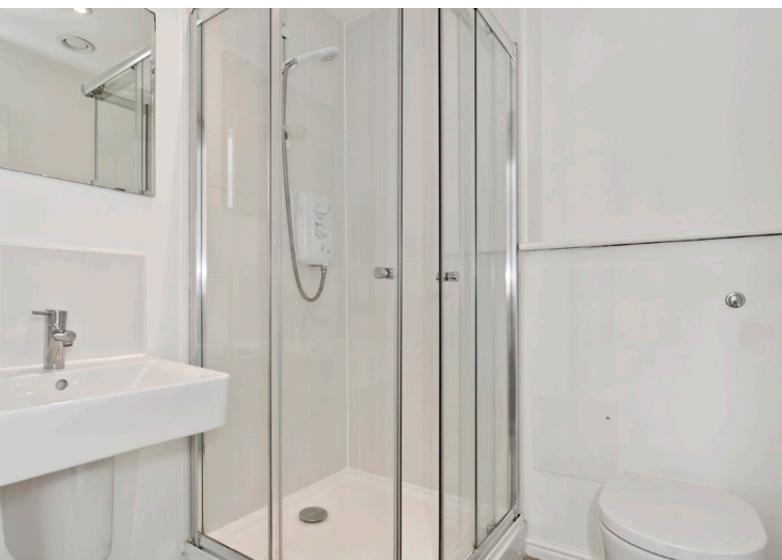
Please contact us for more information:

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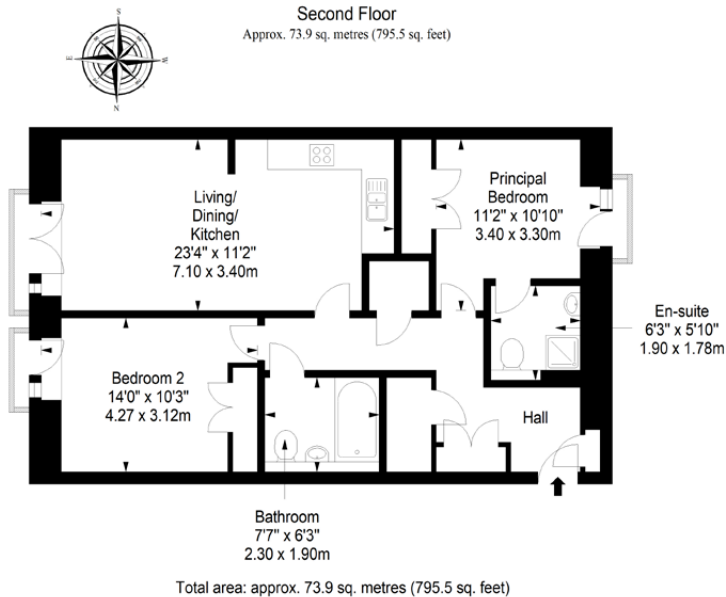


Features

- Contemporary development in Crewe Toll
- Well-presented second-floor apartment
- Secure entrance and lift service
- Entrance hall with good storage
- Open-plan living/dining room and integrated kitchen
- Two bright double bedrooms with built-in cupboards
- Three-piece en-suite shower room
- Family bathroom with shower-over-bath
- Communal garden grounds
- Generous residents' parking
- Gas central heating and double-glazing



Floorplan



EPC Rating - B | Council tax band - E | Home report Value - £220,000

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.



Price & Viewings

Please refer to our website
www.watermans.co.uk

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