



Solicitors & Estate Agents



Offers Over
£160,000

14/3 Arneil Drive

Crewe | Edinburgh | EH5 2GS

Nestled within the sought-after Varsity North development in Edinburgh, this stunning ground floor apartment offers a great opportunity to any first time buyer or professionals. Boasting a prime location with convenient access to a diverse range of amenities and superb transport links, this residence is ideal for those seeking modern urban living.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - D



Description

This inviting flat features an expansive open-plan layout, seamlessly integrating indoor and outdoor living with full-height glass doors opening onto a patio and communal garden space. The fitted kitchen is both functional and stylish, boasting a range of wall and base units complemented by wooden effect worktops, offering ample storage and workspace. The generously sized double bedroom is complete with built-in wardrobes providing convenient storage solutions. The adjacent bathroom exudes contemporary elegance, showcasing a pristine white three-piece suite, enhanced by stylish tiling accents. An electric shower over the bath adds convenience and luxury to this modern space.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens Parking and Factor

The property is surrounded by well maintained communal garden grounds and ample residents parking is available together with a communal bin store and bike sheds. A factoring fee is made payable to Charles White of approximately £100 per month for the upkeep of the communal areas. This does include buildings insurance.

Viewing

Please contact Neilsons on 0131 625 2222.





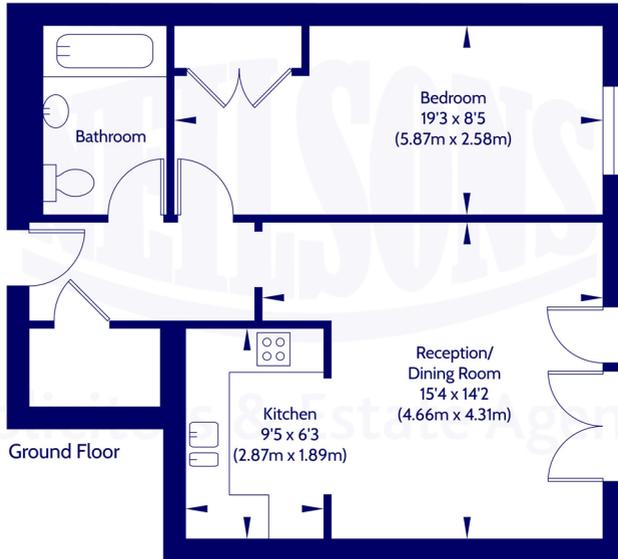
Location

Crewe provides excellent local shopping amenities including a Morrisons superstore on Ferry Road and a Waitrose supermarket at nearby Comely Bank Road. The Craigleith Retail Park is just a short drive away, offering a Sainsbury's superstore, Marks and Spencer's along with other major retail outlets. The Western General Hospital and Fettes College are within walking distance and there is regular public transport which links the city centre and other parts of the city. For the commuter travelling further afield, there is good access via Queensferry Road to the City Bypass, main motorway networks, Queensferry Crossing and Edinburgh International Airport. Recreational amenities can be found nearby which include Ainslie Park Leisure Centre, Westwood Health Club with pleasant walks at Inverleith Park, Royal Botanic Gardens and a cycle path takes you to the City Centre, Haymarket and Leith. Good schooling at all levels can be found locally





Approx. Gross Internal Floor Area 50.48 Sq M / 543 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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