



## Flat 18, 13 Arneil Drive, Edinburgh, EH5 2GS

### Description

Beautifully presented and extremely spacious (94m<sup>2</sup>) three bedroom top floor flat forming part of an exclusive modern development located close to the Western General and well placed for the excellent amenities at Craighleith and Comely Bank. The property is in pristine condition and decorated in neutral, modern style throughout. Given the elevated position and the property being on the south side of the building, it is particularly bright and has fantastic views of the City and towards the Firth of Forth and the Bridges. 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:

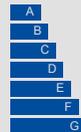
- Welcoming entrance hall with a deep storage cupboard and a further walk-in storage cupboard which is large enough to be used as a study or utility room
- Spacious master bedroom with dual aspect and pleasant outlook, built-in wardrobes and en-suite shower room
- Further double bedroom with built-in wardrobes
- Good sized third bedroom
- 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 gloss units with laminate worktops with matching splashbacks and inset stainless steel sink; the appliances include a gas hob with extractor hood, electric fan oven 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 Drive 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.

### Extras

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





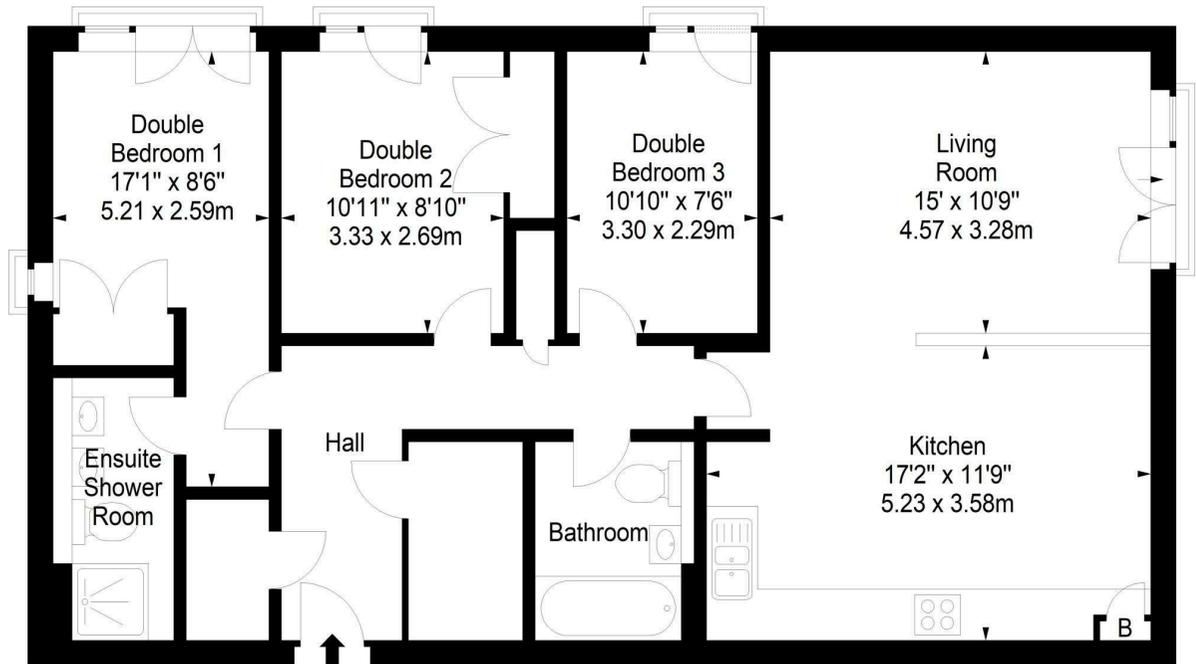




**Arneil Drive,  
Edinburgh,  
Midlothian, EH5 2GS**



Approx. Gross Internal Area  
1012 Sq Ft - 94.01 Sq M  
For identification only. Not to scale.  
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