

cameron stephen  
& co.



14/15 Arneil Drive,  
Edinburgh  
EH5 2GS



3rd Floor Flat



## accommodation

- Entrance hall
- Sitting room/dining room with Juliet balcony
- Fitted kitchen
- Double bedroom with fitted wardrobes
- Boxroom
- Bathroom

## features

- Engineered wood flooring
- Neutral decor
- Double glazing
- Gas central heating
- Security entry phone
- Lift
- Bike Store
- Residents parking

## description

Set in a popular residential cul-de-sac, in a modern, yet established development adjacent to Ainsley Park Leisure Centre and Spartans Football Academy. There are excellent transport links to and from the City Centre and beyond and the Ferry Road path comes from the Hawthornvale Path and goes on to Roseburn is accessible from the development. This immaculately presented one bedroom, third floor apartment, boasts gas central heating, double glazing, resident's parking and lift access to all floors. The accommodation comprises a welcoming entrance hallway with boxroom off, a bright sitting room / dining room / fitted kitchen with Juliet balcony flooding the room with an abundance of natural light. A spacious bedroom with built in wardrobes and an elegant bathroom white suite and electric shower over the bath. Overall this is an excellent first time buyer opportunity offered for sale in move in condition.



EPC:  
B



Home Report  
Value: £180,000

Items to be included in the sale price:  
Fitted flooring, ceiling light fittings, integrated kitchen appliances. The fridge/freezer and curtains are excluded from the sale price but may be available by separate negotiation.

## Note:

The development is managed by Charles White and a payment of approx £100 per month is payable and covers stair cleaning and lighting, grounds maintenance, lift and buildings insurance.



Third Floor  
54.0 sq.m. approx.



TOTAL FLOOR AREA: 54.0 sq.m. approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and not to scale. They are not intended to be used for planning, construction, valuation or rate-assessment. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operation or efficiency can be given.  
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