



**36/2 Annfield**  
**EDINBURGH, EH6 4JA**

**A**



*"Annfield is a beautifully presented, freshly decorated ground floor flat, ideally located in the well-served district of Newhaven"*

- WELL MAINTAINED SHARED STAIR
- LIVING / DINING ROOM
- KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL REAR GARDEN
- UNRESTRICTED STREET PARKING
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





## LOCATION

Newhaven is a popular residential area comprising a wide variety of property styles, situated to the North of Edinburgh city centre. Located nearby is the vibrant and cosmopolitan Shore which offers a superb range of bars, bistros and Michelin Star Restaurants. A vast selection of shops, restaurants and a cinema are also within easy reach at Ocean Terminal, along with a good choice of superstores in the surrounding areas including a 24 hour Asda at Newhaven and Morrisons at Ferry Road. Schooling in the area is very well served both by public and private schools from nursery to senior school level. Leisurely strolls can be enjoyed at Victoria Park and Inverleith Park which adjoins the Royal Botanic Gardens and exercise undertaken at David Lloyd Fitness and Tennis Club. The A1, city bypass and main motorway networks are also within easy reach, giving further access to the major motorway networks of the M8, M9 and M90, as well as Edinburgh International Airport (which can also be reached by tram), and the Forth Road Bridge heading North.

## COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



## DESCRIPTION

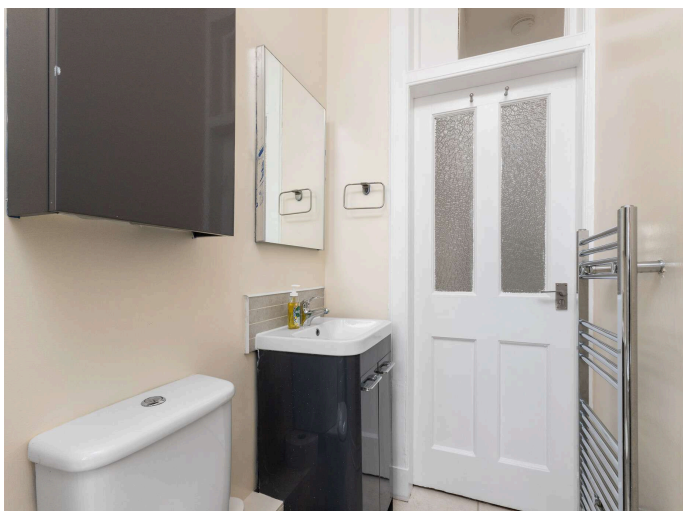
Annfield is a beautifully presented, freshly decorated two-bedroom ground floor flat, ideally located in the well-served district of Newhaven, on the edge of Trinity. This superb home enjoys excellent transport connections, including the nearby tram line, and is surrounded by a wealth of local shops and amenities. Offered to the market in true move-in condition, the accommodation comprises: a welcoming entrance hall with a convenient storage cupboard; a bright and spacious bay-windowed living/dining room; a modern galley-style kitchen fitted with ample floor and wall-mounted units; generous rear-facing double bedroom 1; double bedroom 2; and a stylish family bathroom with electric shower over the bath which completes the accommodation on offer. Additional features include double glazing, a well-maintained communal stair, a shared rear garden, and ample on-street parking.

## EPC RATING

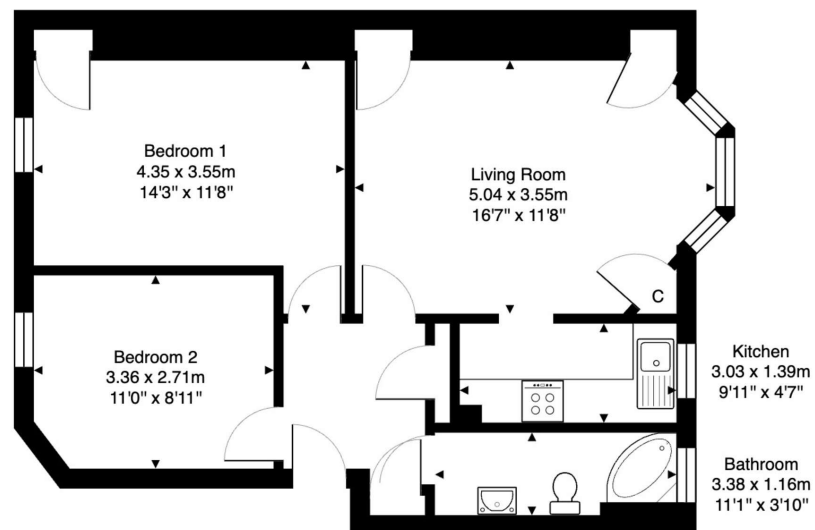
The energy efficiency rating for this property is band C



Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Ground Floor

Total Area: 58.7 m<sup>2</sup> ... 632 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



**ANNAN**  
SOLICITORS & ESTATE AGENTS

266-268 Portobello High Street,  
Edinburgh, EH15 2AT  
T: 0131 669 2121  
Fraser Falconer - 07825 951348  
admin@annan.co.uk

espc

zoopla

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