



Solicitors & Estate Agents










Offers Over

£225,000

34/2 Annfield

Newhaven | Edinburgh | EH6 4JA

This beautifully presented and spacious ground floor flat, with private garden to the front, is pleasantly situated within the popular district of Newhaven close to a host of excellent local amenities and transport links (including the nearby tram link). The property is presented to the market in true move-in condition.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private garden to front
-  Communal garden to the rear
-  EPC rating – D
-  Council tax band – C



Description

The accommodation in brief comprises; secure entry system, welcoming entrance hallway with built-in storage cupboard, generously proportioned and bright bay-windowed lounge, contemporary fitted kitchen, well proportioned principal bedroom quietly located to the rear, second good sized double bedroom and attractive bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings and shutters in the lounge will be included in the sale together with the fridge/freezer, washing machine, dishwasher and cooker.

Gardens & Parking

A private garden is located to the front of the property and there is a beautifully maintained communal garden located to the rear. A mixture of on-street parking and permit/metered parking can be found within the area.

Viewing

By appointment through Neilsons (0131 625 2222).





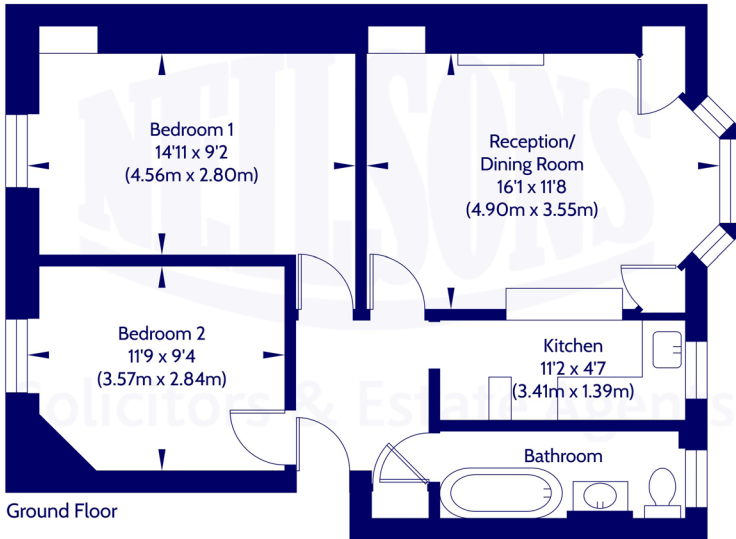
Location

The historic district of Newhaven is situated to the north of Edinburgh city centre and approximately three and a half miles from Princes Street. The property is well served for local amenities with Ocean Terminal providing a variety of shops with a multiscreen cinema and a selection of eateries. There is a further selection of popular waterside restaurants at Newhaven Harbour, an Asda supermarket in Newhaven itself, whilst the amenities of Leith and the fashionable bars and restaurants of The Shore are approximately one mile away. David Lloyd gym is also a short walk away. Regular bus and tram services operate in the area, providing links into and around the city centre, whilst the motorist can find easy access to the city bypass via the A902 (Ferry Road).





Approx. Gross Internal Floor Area 56.79 Sq M / 611 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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