



Newhaven

2/1 Annfield
EH6 4JF

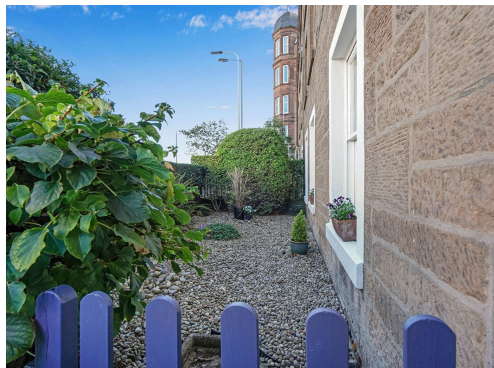


Ground Floor Flat - Buzzer 1

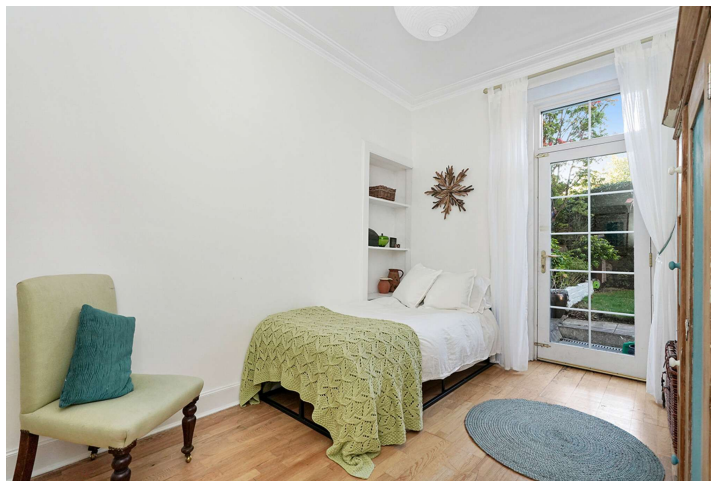
OFFERS OVER £245,000

- Welcoming entrance hall
- Bright living room
- Dining kitchen
- 2 double bedrooms
- Bathroom
- Gas central heating
- Private front garden
- Well maintained communal rear garden
- Secure entry phone system
- Unrestricted on street parking

Viewing - Sunday open viewing
2pm-4pm, or by appointment call
Beveridge & Kellas on 0131 554
6321



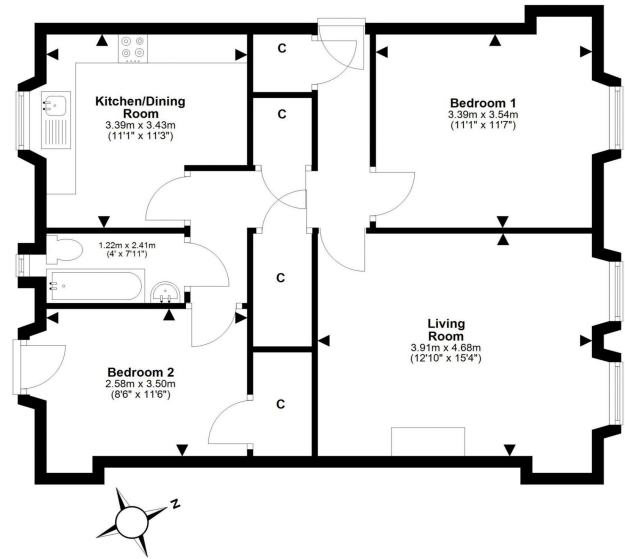






Viewing is highly recommended of this charming 2-bed ground floor flat situated within the highly regarded Newhaven area to the North of the City Centre. The trendy cosmopolitan area of The Shore is close by and offers a selection of restaurants, bars and bistros. In addition to this the Ocean Terminal Shopping Centre also offers further dining facilities and a selection of stores, multi-screen cinema and gym. A good choice of public transport offers quick and easy access to the city centre and surrounding areas in addition to the tram running from Newhaven to Edinburgh International Airport.

Accessed from a communal stairwell, the flat opens into an L-shaped hallway which has a secure entry phone, 3 deep storage cupboards, and the rest of the accommodation off. The front facing living room benefits from twin windows letting in plentiful natural light, an Edinburgh Press shelf, traditional fireplace within a surround and plain cornice. The dining kitchen is situated to the rear and has a wooden floor, base and wall units, integrated oven with electric hob, a freestanding washing machine, fridge freezer and dishwasher. To the front of the flat is a double bedroom which features an Edinburgh Press. A second double bedroom is found to the rear and this benefits from a built-in cupboard and gives direct access to the rear garden. Completing the accommodation is a rear facing bathroom with partially tiled walls, bath with shower head attachment, WC, wash hand basin within a vanity unit, and a heated towel rail.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

Additional benefits include an enclosed private front garden, direct access to a well-maintained shared rear garden, gas central heating, and unrestricted on street parking in the surrounding area.

EXTRAS

To include all white goods, light fittings, curtains/blinds, and carpets.

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



espc