

NEWHAVEN

34/4 ANNFIELD
EH6 4JA



EPC RATING: C

OFFERS OVER £220,000



BEAUTIFULLY PRESENTED TWO BED FIRST FLOOR FLAT IN TRENDY NEWHAVEN

Located on the borders of Trinity, this amazing property has excellent transport links via the new tram line nearby and great local shopping & amenities. Ready to move into with contemporary kitchen & bathroom fittings but with period detailing retained, this fabulous property would be ideal for first time buyers or a young family, having an excellent primary school on the doorstep.

VIEWING

Sun 2-4pm or pls call 0131 4466850

PROPERTY DESCRIPTION

- Hall with handy storage cupboard
- Bay windowed living/dining room with feature shelving and original fireplace
- Galley kitchen with updated shaker style units, appliances & lots of shelving
- Large master bedroom quietly situated to the rear with fitted wardrobes, shelving & Edinburgh press
- Good size second double bedroom overlooking the rear garden
- Spacious bathroom with wall panelling and period style fittings
- including claw foot bath with electric shower over, sink, wc & great storage
- Serviced gas central heating from combi boiler fitted in 2016 in cupboard in main bedroom
- Upvc double glazed windows
- Well maintained stair & communal rear garden
- On street parking

AREA

Located in the Newhaven Conservation Area, on the borders with Trinity, this historic district is well served with amenities including a wealth of good restaurants within the Newhaven Harbour, Shore & Leith areas. There is a 24 hour Asda opposite and Ocean Terminal is only a ten minute walk away with its multiscreen cinema & 24 hour gym. The lovely Victoria Park is nearby for walks & leisure pursuits and Newhaven's waterfront forms part of the Edinburgh promenade which extends along Granton towards Cramond Beach. The flat is in the catchment for Victoria & Holy Cross RC Primary Schools and Trinity Academy & St Thomas of Aquin's High Schools. There are excellent bus routes and the new tram service on your

doorstep making it perfect for commuters and those wishing to access Edinburgh Airport.

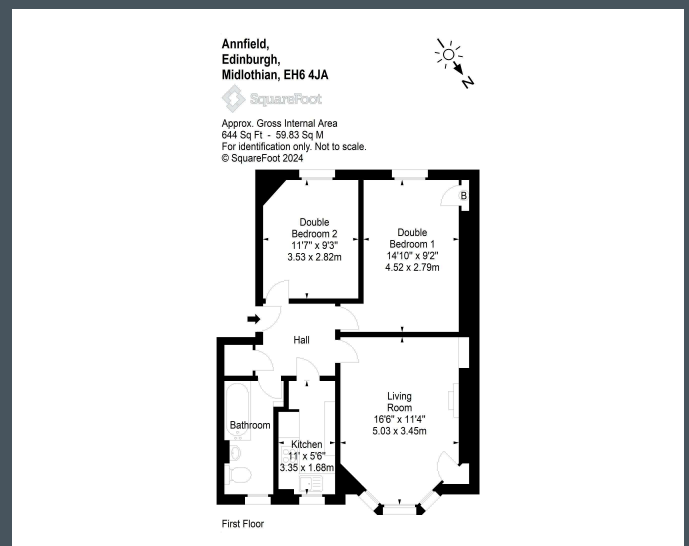
EXTRAS

The blinds/curtains, light fittings, gas hob, oven and cooker hood are included in the sale.

HOME REPORT VALUATION

£230,000

Living/dining room	16'6 x 11'4 (5.03 x 3.45m)
Kitchen	11' x 5'6 (3.35 x 1.68m)
Bedroom 1	14'10 x 9'2 (4.52 x 2.79m)
Bedroom 2	11'7 x 9'3 (3.53 x 2.82m)



Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

