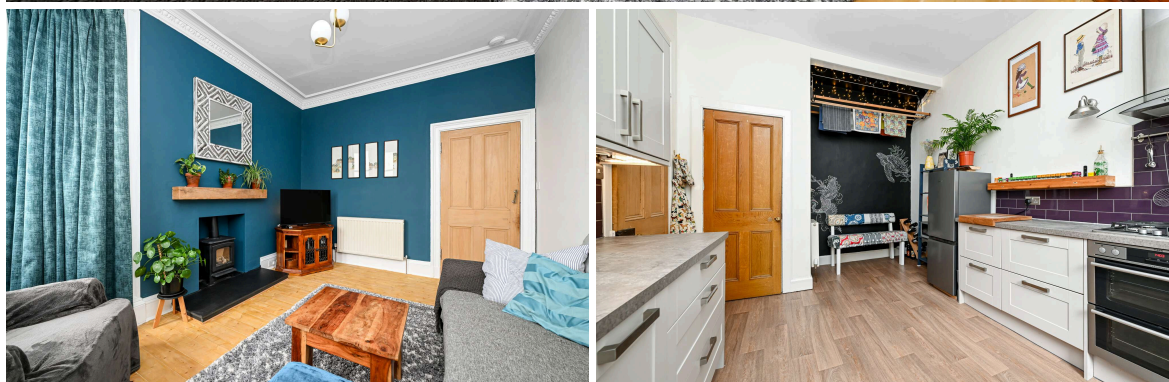




4/6 Anchorfield  
NEWHAVEN | EDINBURGH | EH6 4JG

**warners**  
solicitors & estate agents



## 4/6 Anchorfield

NEWHAVEN | EDINBURGH | EH6 4JG

Nestled in the heart of Newhaven, moments from the waterfront, harbour, excellent amenities at Ocean Terminal and Leith and the Shore and moments from quick tram and bus links is this immaculately presented second floor apartment. Boasting ornate period features, sea views, a well-kept communal garden, double glazing and gas central heating this corner aspect flat would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright corner aspect lounge with detailed cornicing and gas fireplace, a contemporary dining kitchen with generous dining space and pantry cupboard, a large rear garden facing double bedroom, a second single bedroom or ideal home office or study and the flat is completed by a stylish twin windowed shower room.

- Traditional apartment in the heart of Newhaven
- Moments from waterfront and excellent amenities
- Tram stop and bus links conveniently close
- Ornate period features, double glazing, gas central heating and a well-kept communal garden
- Welcoming hallway, bright lounge and contemporary dining kitchen
- Two bedrooms and large shower room

Council tax band B, EPC rating C

Extras to include: Fridge, microwave, all curtains, fixtures and fittings. Certain items of furniture can be include by separate negotiation.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The Newhaven area of Edinburgh is a charming harbour village, which lies to the north of the city centre. Local amenities include a variety of shops, an Asda Superstore and David Lloyd's gym, health club and tennis courts. Ocean Terminal is nearby, offering a plethora of High Street names for more extensive retail therapy and also includes a multi-screen cinema. The highly fashionable and vibrant Shore district is only a little further afield, showcasing a choice of trendy bars and cafes, traditional pubs and Michelin-starred restaurants. Green spaces within easy reach include Victoria Park, Leith Links and the Botanic Gardens, whilst the sandy beach at Cramond is only a short journey away. The area benefits from exceptional public transport links for travelling to other parts of the city and outwith. The Edinburgh Tram extension is now up and running, linking Newhaven to the airport via Leith and the City Centre.

