



19/2 ANNFIELD

Newhaven, Edinburgh, EH6 4JF



1

Public Room



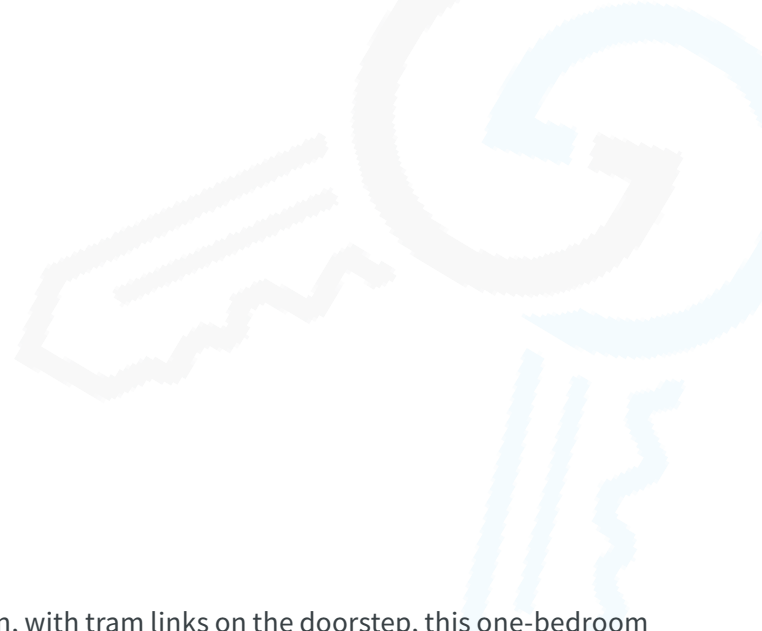
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Bedroom



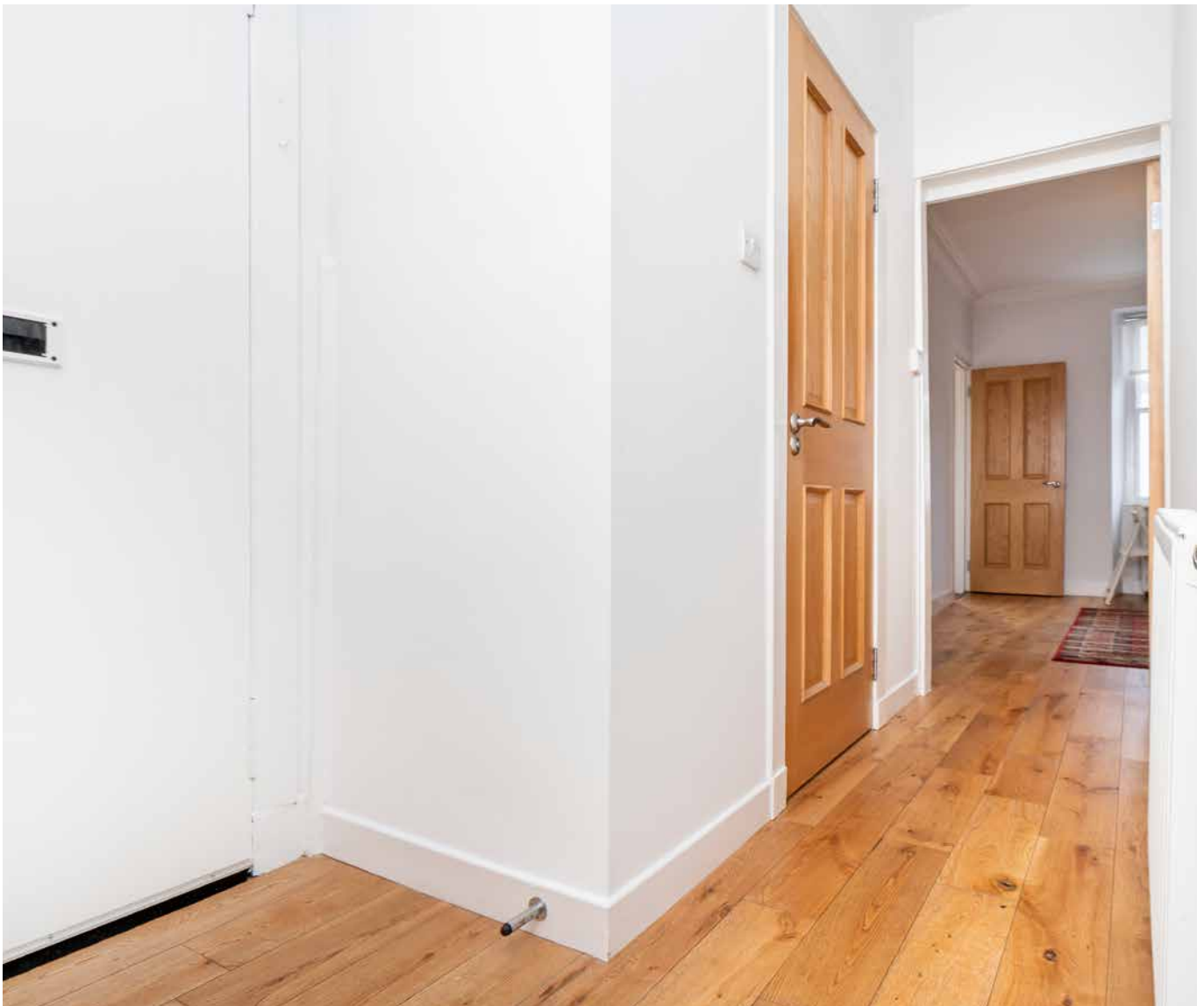
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Bathroom



19/2 ANNFIELD

ocated in the charming coastal suburb of Newhaven, with tram links on the doorstep, this one-bedroom tenement flat enjoys a highly desirable and convenient setting within the city. Positioned on the first floor, the flat is tastefully presented in neutral tones with warm wood finishes, whilst retaining charming period features including cornicework and sash windows. The bright and airy home further comprises a rear-facing double bedroom, a modern shower room, and a reception room with an Edinburgh Press and access to a stylish, light-filled kitchen, both with oak fire doors. Additional highlights include a shared courtyard garden/drying area, private external storage, and unrestricted on-street parking.











C

EPC
RATING

B

COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Desirable city location close to the seafront and tram links
- First-floor tenement flat with tasteful décor and period features
- Communal stair with secure entry system
- Entrance hall with storage
- Bright living/dining room with Edinburgh Press and kitchen access (via oak fire door)
- Stylish light-filled kitchen
- Rear-facing double bedroom
- Modern shower room
- Shared courtyard garden/drying area and private external storage
- Unrestricted on-street parking



Extras: All fitted floor and window coverings and light fittings are included.

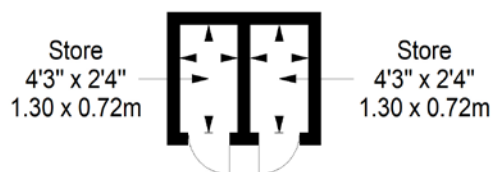
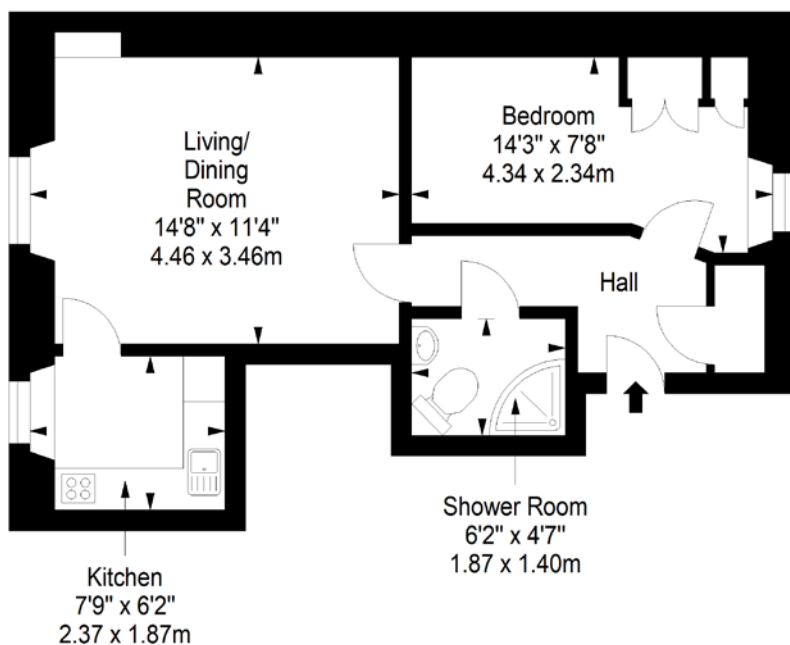


NEWHAVEN

Lying approximately two miles northeast of Edinburgh city centre, and nestled between Trinity and Leith, is the desirable district of Newhaven – featured in The Sunday Times Best Places to Live Guide 2026. Within close proximity are Michelin-starred restaurants, a picturesque 14th-century harbour, and large leafy parks, including Letham Park and Victoria Park. The Water of Leith Walkway provides extensive walking and cycling routes along the riverside, stretching all the way to Balerno. The historic fishing village of Newhaven, the fashionable The Shore, and nearby Leith Walk make the area a foodie’s delight. These vibrant neighbourhoods are also entertainment hubs, with an excellent selection of cafés, bars, theatres, and leisure facilities, including Edinburgh Playhouse and Vue Omni Centre, which includes a multi-screen cinema and gym. For shopping, there are plenty of independent retailers, whilst nearby Ocean Terminal offers a wide range of high-street stores. Local primary and secondary schooling is highly regarded, and the area is exceptionally well connected by day and night bus services, along with tram links providing regular access to the city centre and Edinburgh Airport.

First Floor
Approx. 37.2 sq. metres (400.4 sq. feet)

Stores
Approx. 1.9 sq. metres (20.5 sq. feet)



Total area: approx. 37.2 sq. metres (400.4 sq. feet)

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