



## 2f2, 2 Annfield, Edinburgh, EH6 4JF

Well-Presented, Two-Bedroom, Second (top) Floor, Dual-Aspect Flat,

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# Property Description

Well-presented, two-bedroom, second (top) floor, dual-aspect flat, forming part of a traditional stone-built terrace. Located in the Newhaven area close to the waterfront and harbour, north of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, two double bedrooms, and a bathroom.

Tastefully finished, highlights include generous room sizes, a fitted kitchen, a modern bathroom, and contemporary flooring. In addition, there is gas central heating, double glazing, and a secure entry system.

Externally, the property benefits from a well-maintained, southerly-facing shared rear garden, providing a peaceful outdoor space and an allocated brick-built store shed, offering convenient storage. Additionally, unrestricted on-street parking is available in the surrounding area.

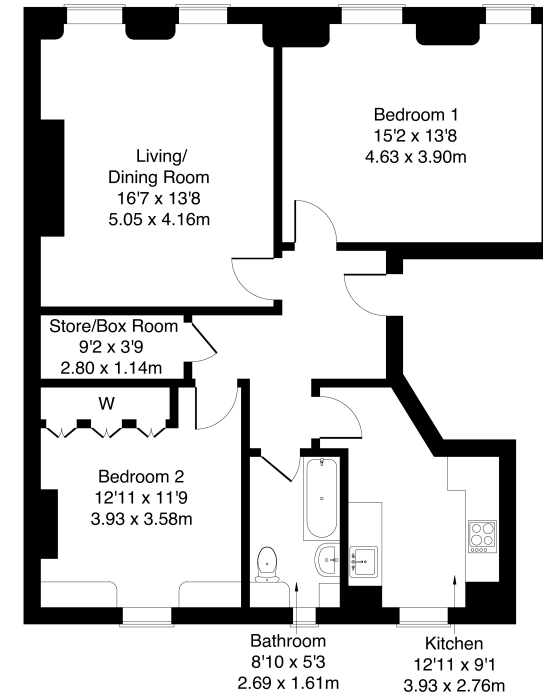
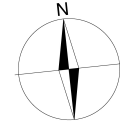
The property is accessed via a welcoming entrance hall, which provides spotlighting and space for outerwear and leads into the generously sized, front-facing living/dining room. This room benefits from a wood-burning stove, period cornice, and large windows that flood the space with natural light. To the rear, the kitchen is fitted with contemporary units, quality worktops, a stainless steel sink with a drainer, and a tiled surround. The kitchen is fully equipped with integrated appliances, including an oven and gas hob, and offers space for dining.

The master bedroom, located at the front of the property, is spacious and retains a period cornice, along with carpeted flooring and a central light fitting. The second double bedroom, positioned at the rear, includes fitted wardrobes and a period cornice, while both bedrooms enjoy carpeted flooring. Completing the accommodation, the modern bathroom is fully tiled and comprises a three-piece suite, including a shower-over-bath unit and a ladder-style radiator.



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Approximate Gross Internal Area: (872 sq ft - 81 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Nestled along Edinburgh's northern coastline, Newhaven is a sought-after and vibrant district that seamlessly blends historic charm with modern convenience. This picturesque area boasts a fantastic selection of independent cafés, traditional pubs, and renowned seafood restaurants, offering a true taste of coastal living. Residents also benefit from easy access to Ocean Terminal, a popular shopping and leisure destination with a variety of retail, dining, and entertainment options. Newhaven is exceptionally well-connected, with

excellent public transport links, including frequent bus services and the Edinburgh Tram line, providing direct routes to the city centre, Edinburgh Airport, and key commuter destinations. Outdoor enthusiasts will appreciate the scenic coastal paths and cycle routes, perfect for leisurely strolls or active pursuits. With its prime waterfront location, excellent amenities, and superb transport links, Newhaven remains one of Edinburgh's most desirable areas for both residential living and investment.







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0345 646 0208

sales@mov8realestate.com

www.mov8.com

## Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

