



## 8/2 Annfield, Newhaven, Edinburgh, EH6 4JF

Beautifully Presented, Three Bedroom, First Floor, Dual-Aspect Flat

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)





# Property Description

Beautifully presented, three-bedroom, first-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 hallway, living room, dining/kitchen, utility room, three flexible bedrooms, and a bathroom.

Tastefully finished, highlights include a fitted kitchen with appliances, a modern bathroom, and contemporary flooring. In addition, there is HIVE gas central heating, single-glazed with sash and case windows, and a secure entry system.

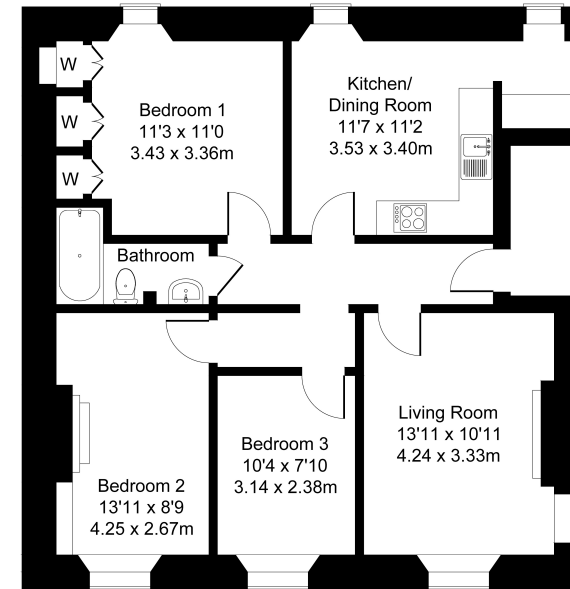
Externally, there is a well-maintained, southerly-facing shared garden to the rear; and ample unrestricted parking on the surrounding streets.

A welcoming entrance affords access throughout the property, and has space for outerwear and wood effect flooring continuing into the front-facing living room which features a traditional fireplace surround, cornice-work and an open press cupboard with shelves. To the rear, the kitchen is fitted with modern units and worktops, a sink with drainer and a tiled surround; with appliances including an integrated oven and electric hob; and a freestanding fridge/freezer and dishwasher; whilst the utility room houses the washing machine.

Bedroom one is set to the rear, with superb built-in wardrobe storage, carpeted flooring and a central light fitting. Whilst two further carpeted bedrooms are set to the front, similarly well-finished with cornice-work; with bedroom two also featuring an open press cupboard with shelves and a period cast iron fireplace surround. Completing the accommodation, the bathroom is set internally, with a three-piece suite including a shower over the bath, partially tiled splash walls and a ladder-style radiator.

**mov<sup>8</sup> REAL ESTATE** 8/2 Annfield, Edinburgh, EH6 4JF  
Estate Agents and Solicitors

Approximate Gross Internal Area: (807 sq ft - 75 sq m.)



First Floor

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

# Area Description

Newhaven area and its historic harbour lie on the Firth of Forth coastline, with a mix of period stone-built dwellings and modern factored residential developments. There is a wide range of local amenities on hand nearby, and a superb choice of restaurants, bars, and cafés are available at the renowned Shore area. A 24-hour ASDA lies a short distance from the property, and there is abundant shopping in

Leith with numerous high-street stores, whilst there is a cinema and numerous high-street names at Ocean Terminal complex. Well-regarded schooling is available within the area, and regular public transport is available from Western Harbour Drive, Lindsay and Newhaven roads, with the new tram extension into Newhaven expected to complete in 2023.









## Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

## Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

## Head Office

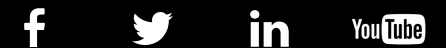
6 Redheughs Rigg, Edinburgh, EH12 9DQ

## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.