



13/1, Annfield, Newhaven, Edinburgh, EH6 4JF

Well Proportioned, Two Bedroom, Ground Floor Flat with Private Garden

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Property Description

Well-proportioned, two-bedroom, ground floor flat, of a traditional stone-built terrace with a private garden. Located in the Newhaven area close to the waterfront and harbour, north of Edinburgh city centre.

Comprises an entrance hallway, living room, kitchen, two double bedrooms and a bathroom.

An exciting investment opportunity requiring some upgrading, positioned in a vibrant area soon to be connected to the new tram line.

Features include central heating, double glazing, good integrated storage, a fitted kitchen and a secure entry system.

Set back from the main road, there is ample unrestricted parking to the front and on surrounding streets.

The hall gives access throughout and features a built-in storage cupboard and a secure entry handset. The living room is set to the front and includes carpeted flooring, a built-in storage cupboard and a central light fitting.

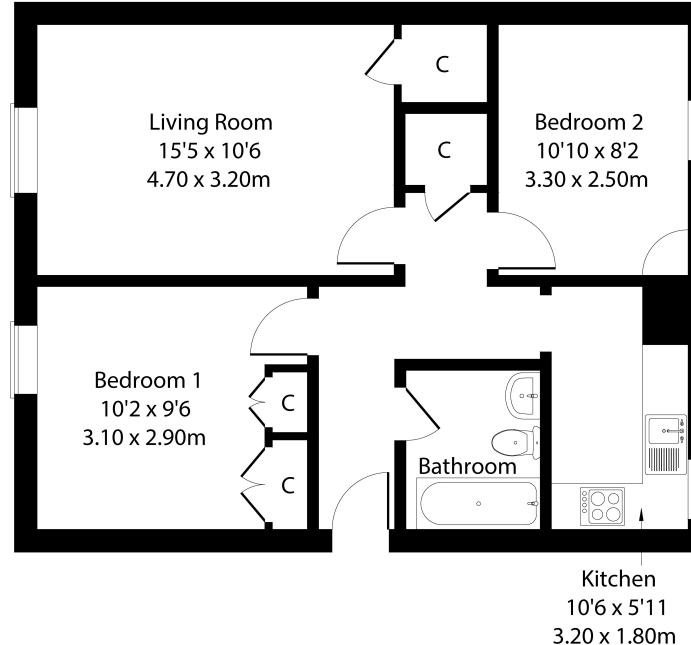
The kitchen is set to the rear with fitted units and worktops, sink with drainer, fridge/freezer, washing machine and an integrated electric hob.

Two carpeted bedrooms are set to either aspect with front-facing bedroom one also including built-in wardrobes.

The bathroom is set internally off the hall and has a three-piece suite with a shower unit over the bath.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (614 sq ft - 57 sq m.)



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 Marks & Spencers Foodhall, 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.





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