




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

13/2 Annfield
NEWHAVEN, EDINBURGH, EH6 4JF



13/2 ANNFIELD

NEWHAVEN, EDINBURGH, EH6 4JF

Newhaven is a popular residential area situated to the north of Edinburgh city centre. The area comprises a wide variety of property styles, including stone built tenement properties built around the turn of the century, detached villas with private gardens and a number of modern housing estates.

A few moments away, Leith waterfront provides a host of café's galleries and Michelin starred restaurants. Each year the Leith Arts Festival provides a vibrant mixture of art and music from around the world. Great Junction Street provides more extensive facilities including the usual banking, building society and post office services. If this isn't enough there is also a local Asda store and even Ocean Terminal Shopping Centre to accommodate for a vast variety of shopping needs.

A number of open air recreational facilities are within easy reach of the area. The Royal Botanic Gardens, a number of public parks, and the picturesque village and harbour of Newhaven always provide pleasant destinations of an afternoon walk. Portobello and Crammond beaches are also within easy reach.

Regular bus services run to and from the city

centre and surrounding areas. The cycle path behind the property means you can be in town in fifteen minutes and have unlimited access to the rest of the city.

An excellent opportunity has arisen to acquire this one bedroom first-floor flat, making for an ideal first-time buyer or buy-to-let opportunity and well located within the popular Newhaven area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, briefly consisting of a bright and open plan lounge/kitchen/diner, benefiting from being partially tiled and having a large utility cupboard, a double bedroom with a storage cupboard which also houses the boiler and a modern three piece shower room, benefiting from splashback panels, a chrome heated towel rail and extractor fan.

This property also benefits from gas central heating, single glazed sash and case windows, a communal garden to the rear of the property, accessed via the stairway and more than adequate on-street parking to accommodate for residents and visitors alike.



WELL LOCATED FIRST-FLOOR FLAT,
MAKING FOR AN IDEAL FIRST-TIME
BUYER OR BUY-TO-LET OPPORTUNITY



DETAILS

Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen	4.07m (13'4") x 3.54m (11'7")
Bedroom	3.04m (10') x 2.34m (7'8")
Shower Room	1.87m (6'2") x 1.19m (3'11")

Gross internal floor area (m²) - 30m²

EPC Rating - C

Extras
(Included in the sale)

All fixtures and fittings, including blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

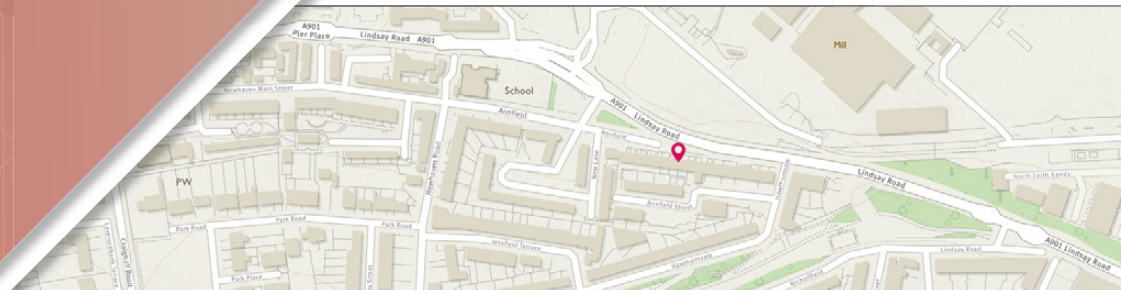
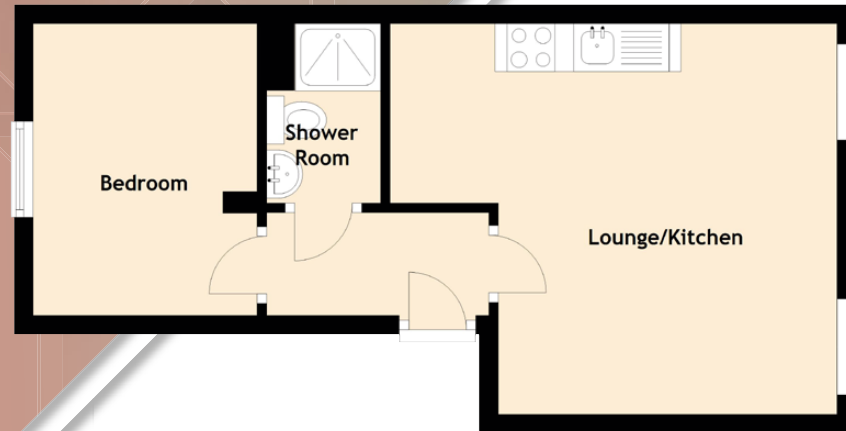


Image credit: <https://www.outlinecurvy.co.uk/omaps/>

McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
SEAN NICOL
Surveyor



Professional photography
VIKTOR VASS
Photographer



Layout graphics and design
ALLY CLARK
Designer