




McEwan Fraser Legal
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13/3 Annfield
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Newhaven is a popular residential area situated to the north of Edinburgh city centre. The area consists of a wide variety of property styles, including stone built tenement properties built around the turn of the century, detached villas 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 is not enough, there is also a local Asda store and even Ocean Terminal Shopping Centre to accommodate 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 for an afternoon walk. Portobello and Cramond 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.

McEwan Fraser Legal bring to the market this one bedroom first-floor flat. This property will appeal to a variety of clients including first-time buyers or Buy-to-Let investors. The flat is well located within the popular Newhaven area of Edinburgh and viewing of this property is highly recommended.

Internally the property is in order with scope for cosmetic change, briefly consists of a bright and open plan lounge/kitchen with breakfast bar, appliances, ample wall and base units, a double bedroom with built in storage and the white three piece shower room with splash-back tiles completes the internals.

This property also benefits from a secure phone entry system, electric heating, single glazed windows, communal garden to the rear of the property and more than adequate on-street parking to accommodate for residents and visitors alike.



Newhaven Harbour & Esplanade.



PROPERTY SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen	4.67m (15'4") x 3.30m (10'10")
Bedroom	3.11m (10'2") x 2.36m (7'9")
Shower Room	2.05m (6'9") x 1.18m (3'10")

Gross internal floor area (m²) - 28m²

EPC Rating - D

Extras
(Included in the sale)

All fixtures and fittings, white goods and appliances.

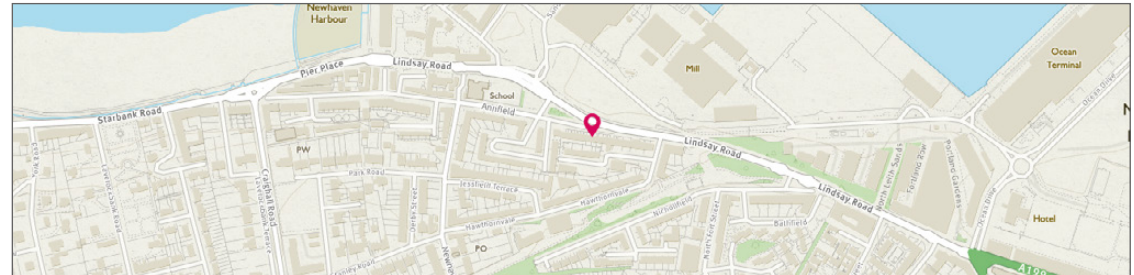
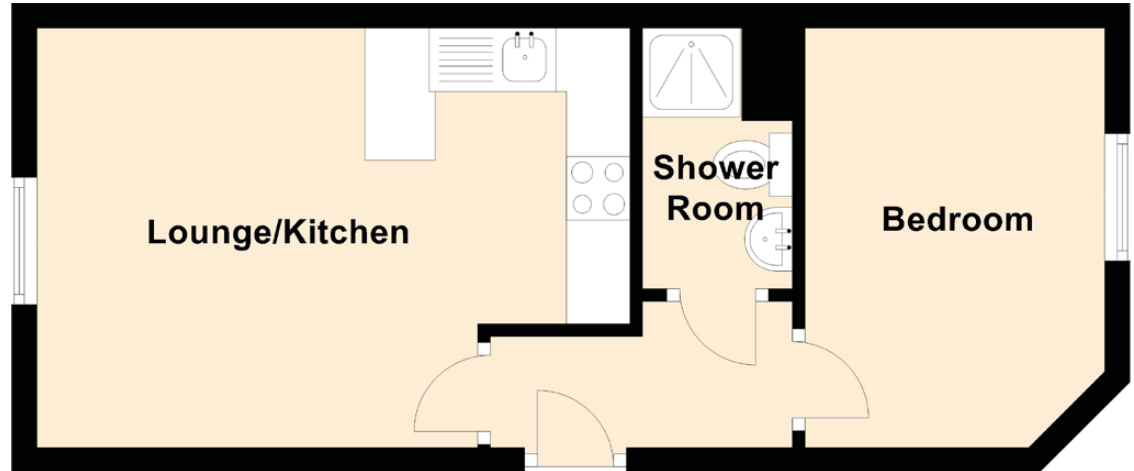


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