



RALPH SAYER
SOLICITORS & ESTATE AGENTS

2/6 Annfield Street

Newhaven, Edinburgh EH6 4JJ

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Discover a charming second floor flat just a short stroll from the picturesque Newhaven harbour. Nestled in an elevated position, this beautifully presented accommodation is finished with tasteful decor, stripped original floorboards and retains many period features.

Step inside to find a welcoming hallway that opens into an elegant sitting room, featuring a cosy cast iron fireplace and double casement windows that perfectly frame the spectacular open vista. At the rear of the flat, you'll find a delightful south-facing kitchen and dining room, designed as a perfect social space with ample room for a central dining table. The kitchen is efficiently fitted in an 'L' shape, providing both style and functionality, and is supplemented by a handy pantry. There are two comfortable bedrooms, one to the front and one positioned on the side gable end, currently used as study. Completing this wonderful abode is a bright three-piece shower room, ensuring comfort and convenience.

Property Summary

- A short stroll from the picturesque Newhaven harbour
- Traditional second floor flat
- Spacious sitting room with open outlook
- Sunny south-facing kitchen & dining room
- Two comfortable bedrooms
- Bright three-piece shower room
- Gas central heating & double glazed windows
- Shared garden to rear
- Ample unrestricted on-street parking
- EPC Rating - C | Council Tax Band - B

Extras: all fitted floor coverings, blinds, light fittings, integrated appliances and fridge/freezer, to be included in the sale.

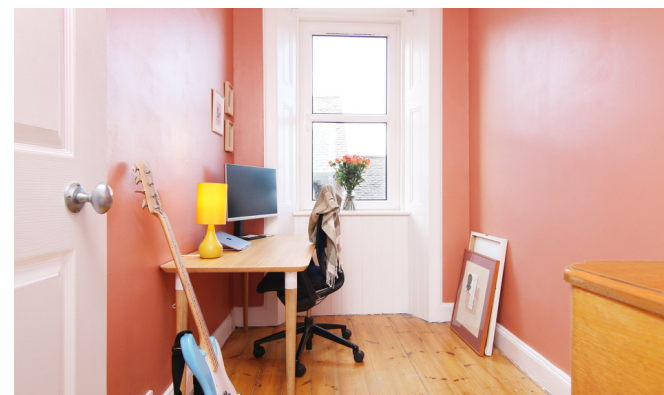
Home Report Value - £ 240,000

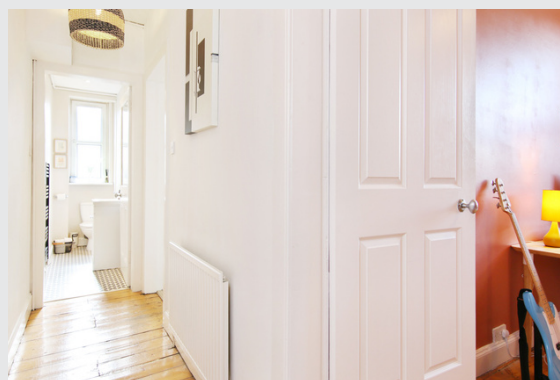






Stunning
traditional flat
with open
vistas, close to
Newhaven
Harbour





Let us help you find your next
dream property!



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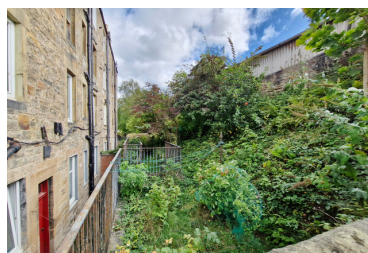


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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



SHARED GARDEN

Location

Newhaven is a popular area, located north of the city centre, sitting on the banks of the Firth of Forth and bordering the areas of Trinity and the 'Shore', Leith. It boasts a picturesque harbour, the renowned Fishmarket restaurant, Porto & Fi cafe and the Fishmarket bar restaurant. Local amenities, include a nearby 24hr Asda, with additional amenities found at the Shore area and the Ocean Terminal shopping centre, which has a Pure Gym and a Vue Cinema. For the keepfit enthusiasts, there is also a David Lloyd Fitness Club, and access to the vast Water of Leith cycle path network, via the pretty Victoria Park. The head quarters of the Scottish Office are within walking distance, along with excellent regular bus services, a two minutes walk to Newhaven tram Stop, and good access east to the A1 or west to the city bypass and Forth Road Bridge.



NEWHAVEN HARBOUR