



Newhaven

12/3 Annfield
EH6 4JF



Top Floor Flat

OFFERS OVER £145,000

- Entrance hall
- Living room
- Kitchen
- Double bedroom
- Bathroom
- WC/Cloakroom
- Unrestricted on street parking
- Secure entry phone system
- Traditional features
- Ideal first-time purchase or investment
- Excellent transport links
- Private attic space

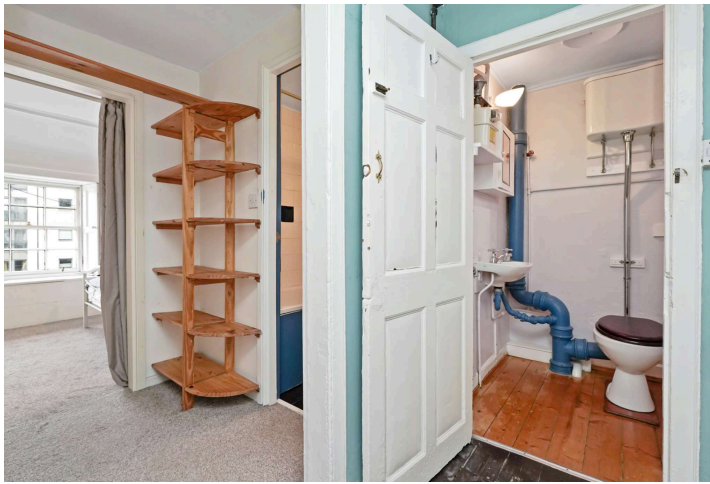


Viewing - by appointment call
Beveridge & Kellas on 0131 554 6321



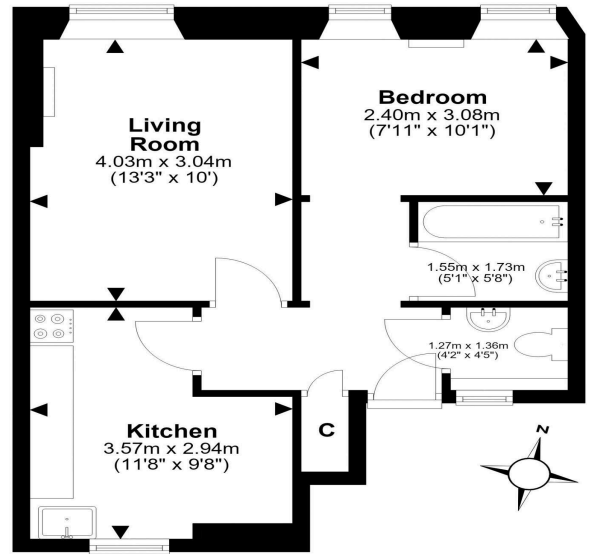






Viewing is highly recommended of this charming 1-bed top floor flat situated within the highly regarded Newhaven area to the North of the City Centre. The trendy cosmopolitan area of The Shore is close by and offers a selection of restaurants, bars and bistros. In addition to this the Ocean Terminal Shopping Centre also offers further dining facilities and a selection of stores, multi-screen cinema and gym. A good choice of public transport offers quick and easy access to the city centre and surrounding areas in addition to the tram running from Newhaven to Edinburgh International Airport.

Accessed from a communal stairwell, the flat opens into a welcoming hallway with Entryphone handset, built in storage cupboard, hatch to the attic and much of the accommodation off. The living room is front facing and enjoys a gas-powered fireplace within a surround, wooden floor, and traditional windows with working shutters. The kitchen is situated to the rear and features a slot in cooker with gas hob, Belfast sink, under counter fridge, freezer, washing machine, fitted shelving and also houses the new gas boiler. The bedroom can be found to the front of the flat and has twin windows with working shutters, under window storage, and a traditional fireplace (not working). The bathroom is internal and has tiled walls, bath with mains powered shower and a wash hand basin. Completing the accommodation is a WC/ cloakroom with a wash hand basin.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

Additional benefits include mixed glazing, gas central heating with a new gas boiler, unrestricted on street parking in the surrounding area, and the Newhaven Tram stop just a short walk away.

EXTRAS

To include all white goods, light fittings, curtains/blinds, and carpets. The property is sold with the 2 sofas/table/ bed.

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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