



RALPH SAYER
SOLICITORS & ESTATE AGENTS

4/3 Anchorfield

Newhaven, Edinburgh EH6 4JG

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Discover the charm of living close to the banks of Firth of Forth, in this traditional first floor flat, perfectly situated close to the vibrant Shore district and just a stone's throw from the picturesque Newhaven Harbour. The property has kept many original Victorian features, including original floorboards, stripped panelled doors, decorative cornicing and fireplaces.

As you step inside, you are welcomed by a generous reception hall that leads to an elegant sitting room with handsome corner bay window and original working fireplace, the perfect place relax and entertain. The bright, south-facing kitchen/diner at the rear is designed with entertaining in mind, featuring a spacious dining area and a well-equipped kitchen with shaker style cabinets in-keeping with the period, and complete with a practical pantry and utility. This delightful home boasts two comfortable bedrooms, a generously-sized double and a cosy single. Completing this lovely flat is a bright and spacious three-piece bathroom, featuring a shower over the bath for your convenience.

Property Summary

- Lying next to the Firth of Forth & Newhaven Harbour
- Traditional first floor flat
- Elegant sitting room with corner bay window
- Spacious south-facing kitchen/diner
- Two comfortable bedrooms; one double, one single
- Bright three-piece bathroom
- Gas central heating & double glazed windows
- Shared rear garden
- Unrestricted on-street parking
- EPC Rating - D | Council Tax Band - B

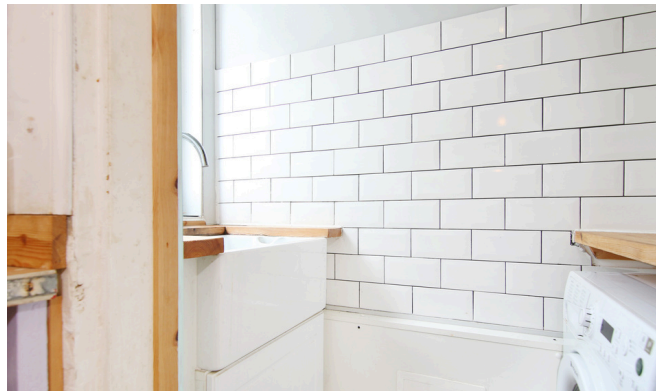
Home Report Value - £ 250,000







Stunning two
bedroom
traditional flat,
next to the
Firth of Forth





Outdoor space; there is a well kept, shared rear garden.

Parking: Unrestricted on-street parking

Extras: all fitted floor coverings, and kitchen appliances (oven, hob, dishwasher, washing machine & fridge/freezer), to be included in the sale.

Let us help you find your next
dream property!



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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.



First Floor
Approx. 75.5 sq. metres (812.9 sq. feet)



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 Fish market restaurant, Porto & Fi café and the Old Chain Pier 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 keep fit 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 and there are excellent transport links including; regular bus services, trams, and good access east to the A1 or west to the city bypass and Forth Road Bridge.



NEWHAVEN HARBOUR