



RALPH SAYER
SOLICITORS & ESTATE AGENTS

4 (3F1) Annfield Street

Newhaven, Edinburgh EH6 4JJ

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Discover a charming top-floor flat just a short stroll from the picturesque Newhaven harbour and the bustling Ocean Terminal. Nestled in an elevated position, this beautifully presented accommodation offers uninterrupted views over the Leith skyline and the shimmering Firth of Forth. The well-maintained communal stairway welcomes you with a bright landing, illuminated by a stunning glass cupola, leading you directly to the light blue flat entrance.

Step inside to find a welcoming hallway that opens into a bright and airy sitting room, featuring a cosy electric stove 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 large dining table at its center. The kitchen is efficiently fitted along the back wall, providing both style and functionality. The spacious double bedroom also boasts the same incredible outlook, offering plenty of room for your favorite furnishings. Additionally, off the hallway, a particularly large box room serves as a versatile area, currently utilized as a guest bedroom and storage space. Completing this wonderful abode is a bright three-piece bathroom, ensuring comfort and convenience.

Property Summary

- A short stroll from the picturesque Newhaven harbour
- Traditional top(third) floor flat
- Spacious sitting room with open outlook
- Sunny south-facing kitchen & dining room
- Generous double bedroom
- Bright three-piece bathroom
- Large box room
- Gas central heating & double glazed windows
- Shared garden to rear
- Ample unrestricted on-street parking
- EPC Rating - D | Council Tax Band - B

Home Report Value - £ 220,000







Stunning one
bedroom
traditional flat
with stunning
open vistas





Outdoor space: is a shared garden to rear

Parking: Ample unrestricted on-street parking

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

Let us help you find your next
dream property!



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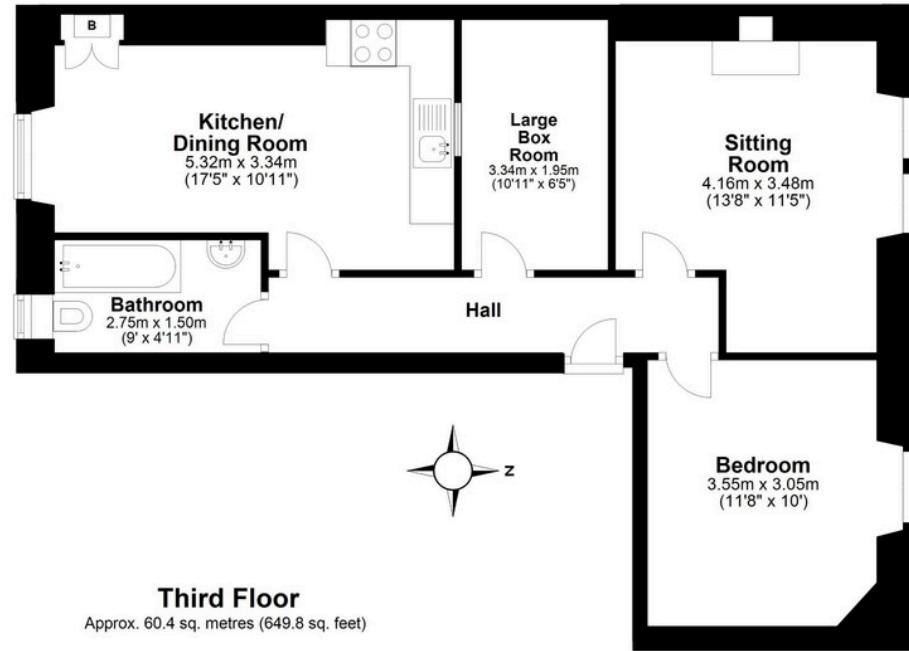
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DISCLAIMER

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.



SITTING ROOM VIEWS



SHARED GARDEN

Location



NEWHAVEN HARBOUR

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.