

COULTERS<sup>©</sup>

WELCOME TO:  
ANNFIELD

35/4 Annfield, Newhaven, Edinburgh, EH6 4JA





## ANNFIELD AT A GLANCE:



Newhaven  
Area



Traditional  
apartment



Light-filled  
accommodation



Minutes from  
Newhaven Harbour



Victoria Park  
close by



Superb bus and  
tram links

## EXTRAS:

The blinds, curtain poles, and fitted floor coverings are included in the sale. Please note that other items may be available through separate negotiation.



## A LITTLE BIT ABOUT THE PROPERTY:

Minutes from Newhaven Harbour on the banks of the Firth of Forth, this is a beautifully presented apartment on the first floor of a red sandstone tenement. Characterised by a stylish interior design, this impressive home on a historic cobbled street, is in turn-key condition. With Ocean Terminal and The Shore close by, and superb transport links to Edinburgh City Centre, this a rare opportunity for a professional, couple, or investor.

- Bright living room with bay windows overlooking Annfield. Boasts a charming interior including wooden flooring, built-in shelving, and an Edinburgh press.
- Galley-style kitchen with shaker-style wall and floor units, wood-effect worktops, and integrated appliances including a gas hob and an oven.
- Spacious principal double bedroom with built-in wardrobes, wooden flooring, and a shelved Edinburgh press. Enjoys a peaceful garden outlook.
- Second slightly smaller double bedroom with built-in wardrobes, and a rear garden aspect.
- Well-appointed bathroom with a chrome towel radiator, and a three-piece white suite including WC, washbasin, and bath with a wall-mounted shower.
- Gas central heating and double glazing throughout.
- Excellent hallway storage.
- Shared rear garden mainly laid to lawn.
- On-street parking.









## LOCATION, LOCATION, LOCATION:

Lying approximately two miles north of Edinburgh City Centre, Newhaven, and its picturesque historic harbour on the Firth of Forth coastline is an ideal location. The property is in an enviable position to enjoy the excellent dining choices available at Newhaven's Waterfront including Porto and Fi's, The Fishmarket, and Loch Fyne Restaurant and Bar. Nearby Ocean Terminal houses more well-known eateries along with a VUE Cinema, Starbucks, and PureGym.

A five-minute drive takes you to The Shore with its renowned restaurants and bars like Martin Wishart's, The Ship on The Shore, and The King's Wark. Along with harbour walks, David Lloyd at Newhaven boasts a swimming pool, gym, tennis courts, creche, and a spa and

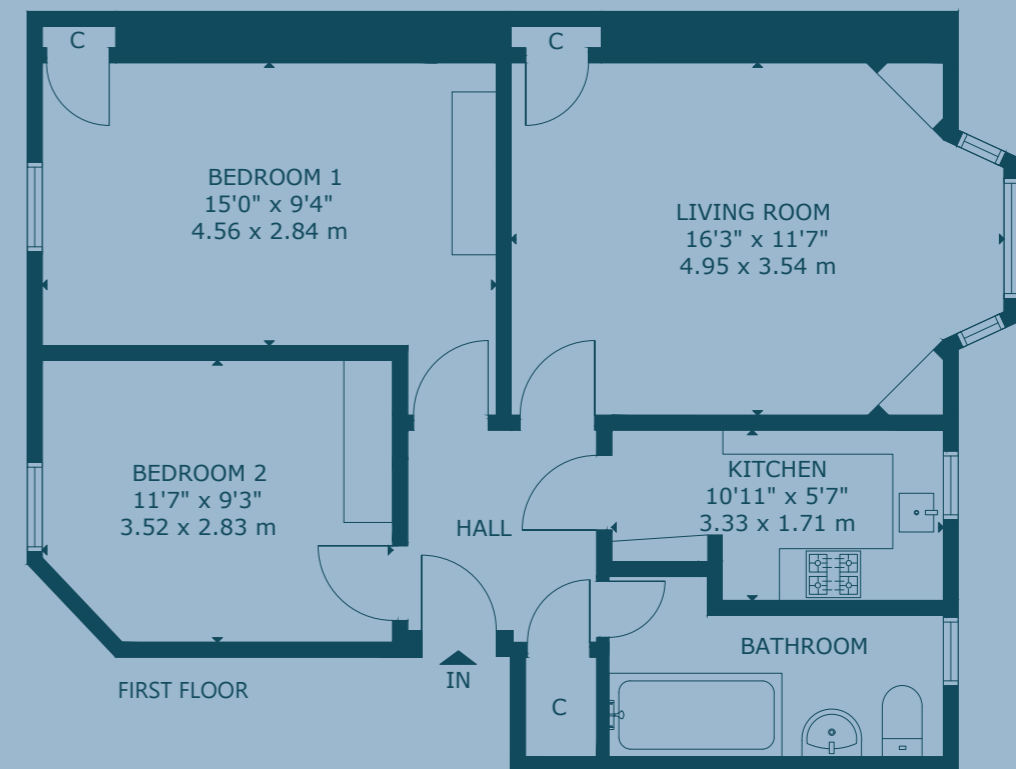
is conveniently located less than five-minutes away. Victoria Park with cycle paths and tennis courts and Starbank Park are a pleasant ten-minute walk. Daily shopping requirements are met by a 24-hour ASDA which lies a short distance from the property, there is a Sainsbury's Local on Craighall Road, and Ferry Road has convenience stores and a pharmacy.

The property is in the catchment area for Victoria Primary School and Trinity Academy. Edinburgh private school options are within easy reach.

Newhaven enjoys excellent transport links with regular bus and tram services providing a quick route to the City Centre, Edinburgh Waverley Train Station, Leith, and Edinburgh International Airport.



## FLOOR PLAN:



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Approx. Gross Internal Area

633 Sq Ft - 59 Sq M

For identification only. Not to scale.

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WE'D LOVE TO  
HEAR FROM YOU:

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