



**8/5 Anchorfield, Newhaven,
Edinburgh, EH6 4JG**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

BEAUTIFULLY PRESENTED

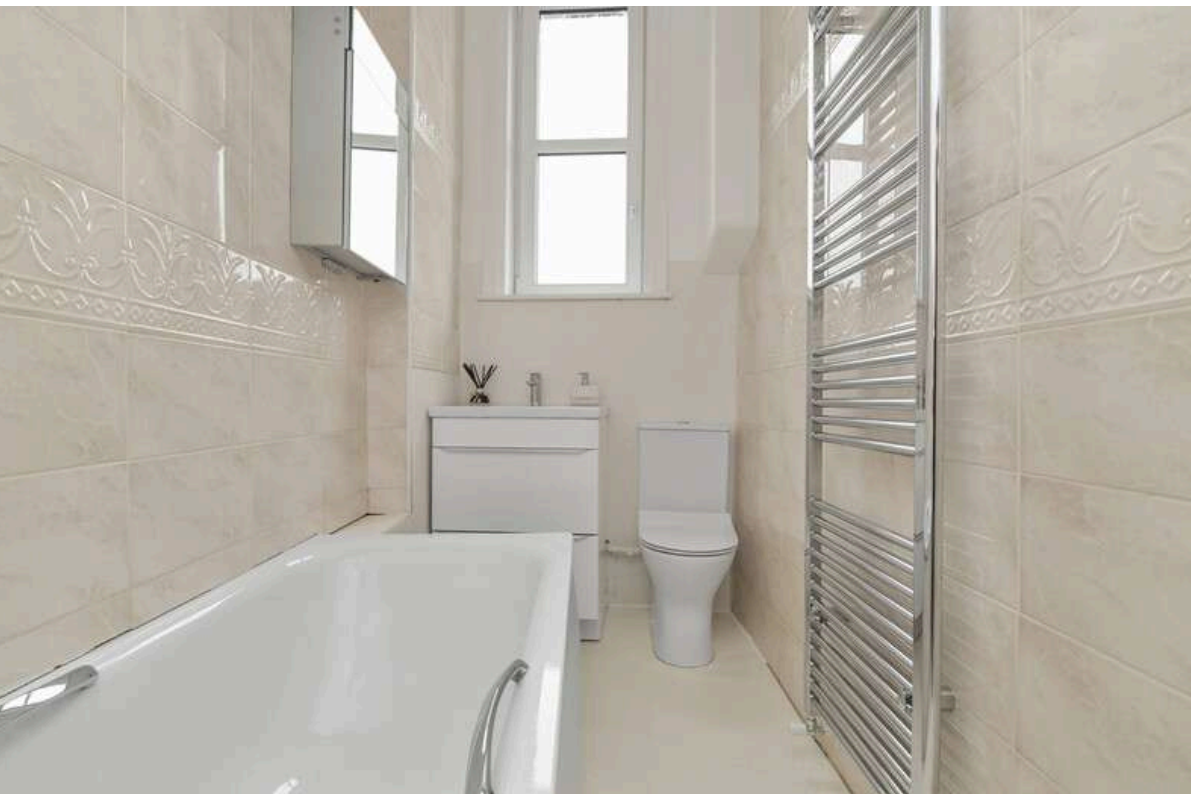
ONE-BEDROOM, SECOND FLOOR FLAT



A beautifully presented, one-bedroom second floor flat, forming part of this traditional Victorian tenement building which enjoys a lovely open aspect to the front and side. It is quietly situated yet close to excellent local amenities. The areas of Leith, The Shore, Newhaven harbour and Wardie Bay are within a pleasant walk and the extended tramline has a stop nearby. The property has been refurbished and great care has been taken in choosing quality flooring with complementary décor and the original doors are attractive natural wood. The kitchen, with a useful walk-in cupboard has been nicely fitted with lots of quality grey units providing excellent storage and it has a large dining alcove. The generously sized sitting room has a bay window to the front with partial views over the Forth. The double bedroom is a great size, light and bright with a window to the side. The tiled bathroom has been nicely finished and has a bath as well as electric shower. Please note the under-stair Cellar is accessed from the main entrance to the stair and is suitable for bike storage.

- Entrance hall
- Sitting room with bay window
- Dining kitchen
- Double bedroom
- Box room which offers flexible use as a study or for storage
- Stylish bathroom
- Gas central heating
- Double glazing
- Good storage
- Under stair cellar
- Security entry
- Attractive, communal gardens
- Un-restricted on-street parking





NEWHAVEN

The Newhaven area of Edinburgh is a charming harbour village, which lies to the north of the city centre. The fashionable Shore area of Leith with its retro-cafes, gastro-pubs and award-winning restaurants, is nearby. Local amenities include a variety of shops, an Asda Supermarket and well-respected schools. Ocean Terminal is also nearby offering a plethora of High Street names for more extensive retail therapy and also includes a multi-screen cinema. Local leisure and recreational facilities include the open spaces of Victoria Park, the Water of Leith, health clubs, and swimming pools. An efficient public transport network operates to most parts of the city and surrounding areas. The old railway line cycle path network starts just behind the flat.



Extras

All fitted floor coverings, light fittings, electric double oven, automatic washing machine, dish washer and gas hob. No warranties given.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

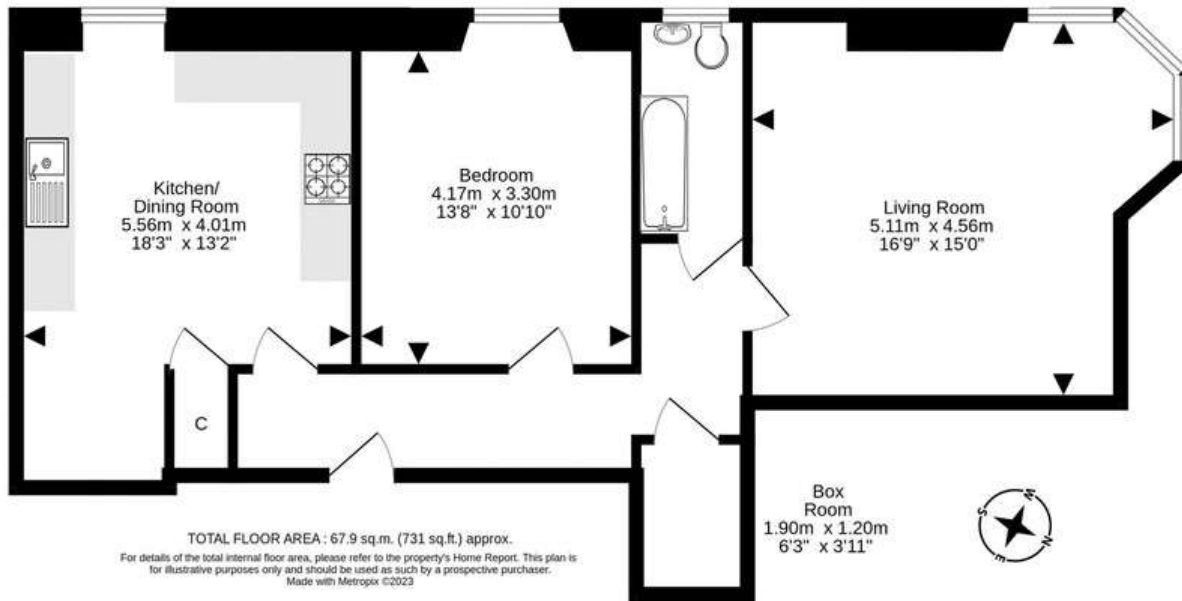
B

Home Report Valuation

£225,000

EPC Rating

C



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ēspc

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