










Offers Over
£205,000

8/11 Anchorfield

Newhaven | Edinburgh | EH6 4JG

Neilsons are delighted to offer to market this spacious and impressive one bedroom top floor flat situated within the heart of the ever-popular district of Newhaven. Close to a host of fantastic local amenities and commuting links including tram stops, the property will undoubtedly appeal to first-time buyers, professionals and couples. Early viewing suggested.

-  1 beds
-  1 public
-  1 bathroom
-  Communal garden
-  On-street parking
-  EPC Band - D
-  Council Tax Band - B



Description

Internally, the property is presented in an excellent condition while briefly comprising of; welcoming entrance hallway with a pulley drying rack, an array of brilliant storage provisions and access to a partially-floored private attic space, light and airy lounge with a bay window and triple-aspect outlook, shelved Edinburgh press and handsome cornicing, stylish fully-fitted kitchen/diner with a range of integrated white goods, tiling in splash areas, under-unit lighting, large pantry cupboard and ample space for dining furniture, good sized double bedroom with stunning views as well ample space for freestanding furniture and different configurations, box room for further storage or home study area, and a partially-tiled shower room with a heated towel rail and downlights.

The property also benefits from a secure door entry system, gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven and extractor hood, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

To the rear there is a well-maintained communal residents garden laid to lawn and for the car owner, there is ample on-street parking to accommodate both residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

The historic district of Newhaven is situated to the north of Edinburgh city centre and approximately three and a half miles from Princes Street. The property is well served for local amenities with Ocean Terminal providing a variety of high street shops with a multiscreen cinema and a selection of eateries. There is a further selection of popular waterside restaurants at Newhaven Harbour, an Asda supermarket in Newhaven itself, whilst the amenities of Leith and the fashionable bars and restaurants of The Shore are approximately one mile away. David Lloyd gym is also a short walk away. Regular bus services operate in the area, providing links into and around the city centre, whilst the motorist can find easy access to the city bypass via the A902 (Ferry Road). A convenient tram link can be found nearby allowing access across the city.

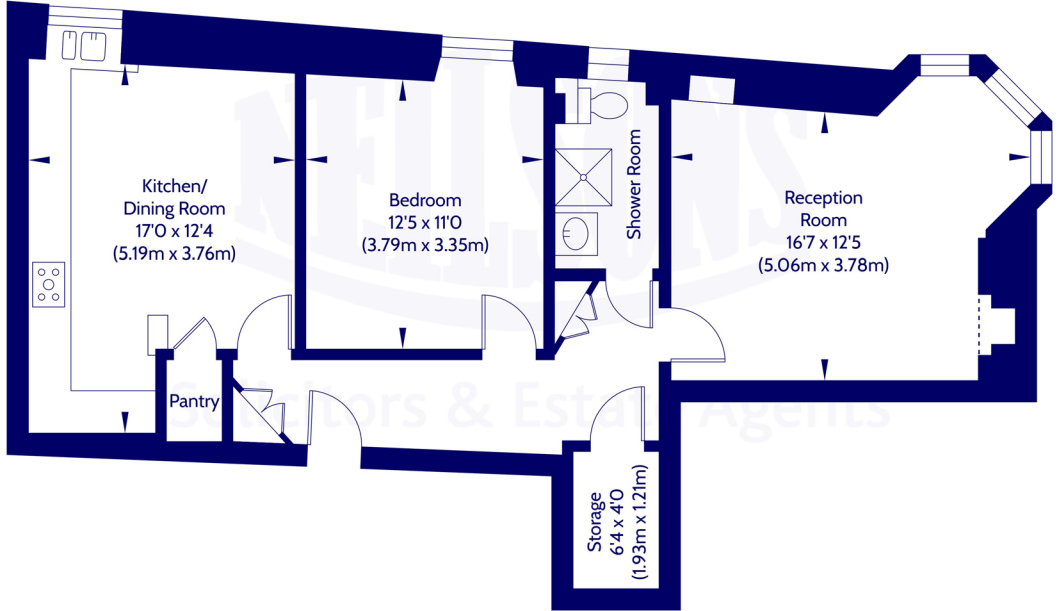


Fourth Floor

Approx. Internal Area 69.08 Sq M / 744 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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