

COULTERS[©]

36/3 ANNFIELD

NEWHAVEN, EDINBURGH, EH6 4JA

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated on a historic cobbled street within the charming Newhaven Conservation Area, this beautifully presented apartment is quietly positioned, yet is just a short stroll from a host of fantastic local amenities. The property is located on the first floor of a red sandstone tenement and is characterised by stylish décor, paired with attractive period features.

Upon entering the property, there is a welcoming central hallway which has eye-catching monochrome tiling. Accessed from the hall, there is a generous living room with a lovely bay window, perfectly suited as a dining area. The kitchen, which conveniently flows off the living area, is well-equipped with appliances and ample storage space. Both of the bedrooms are good sized doubles and have a bright southerly aspect. The stylish bathroom is predominantly tiled and features a full size bath with overhead shower.

KEY FEATURES

-  Charming first floor apartment
-  Two spacious double bedrooms
-  Communal gardens to rear
-  Free on street parking
-  Short stroll to Newhaven Harbour
-  Excellent amenities accessible on foot



The property is fitted with double glazing and gas central heating.

There is a shared rear garden mainly laid to lawn, with a communal drying line.

EXTRAS

All blinds, curtains, fitted flooring and appliances are included in the sale price. The light fittings do NOT form part of the sale.



THE LOCAL AREA

Lying approximately two miles north of the city centre, Newhaven, and its picturesque historic harbour on the Firth of Forth coastline is an ideal location. There are picturesque harbour walks, and excellent dining choices to enjoy at Newhaven's Waterfront including Porto and Fi's, The Fishmarket, and Loch Fyne Restaurant and Bar. David Lloyd at Newhaven boasts a swimming pool, gym, tennis courts, and a spa and is conveniently located less than five minutes away. Nearby Ocean Terminal houses more well-known eateries along with a VUE Cinema and PureGym. 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. 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.

GET IN TOUCH



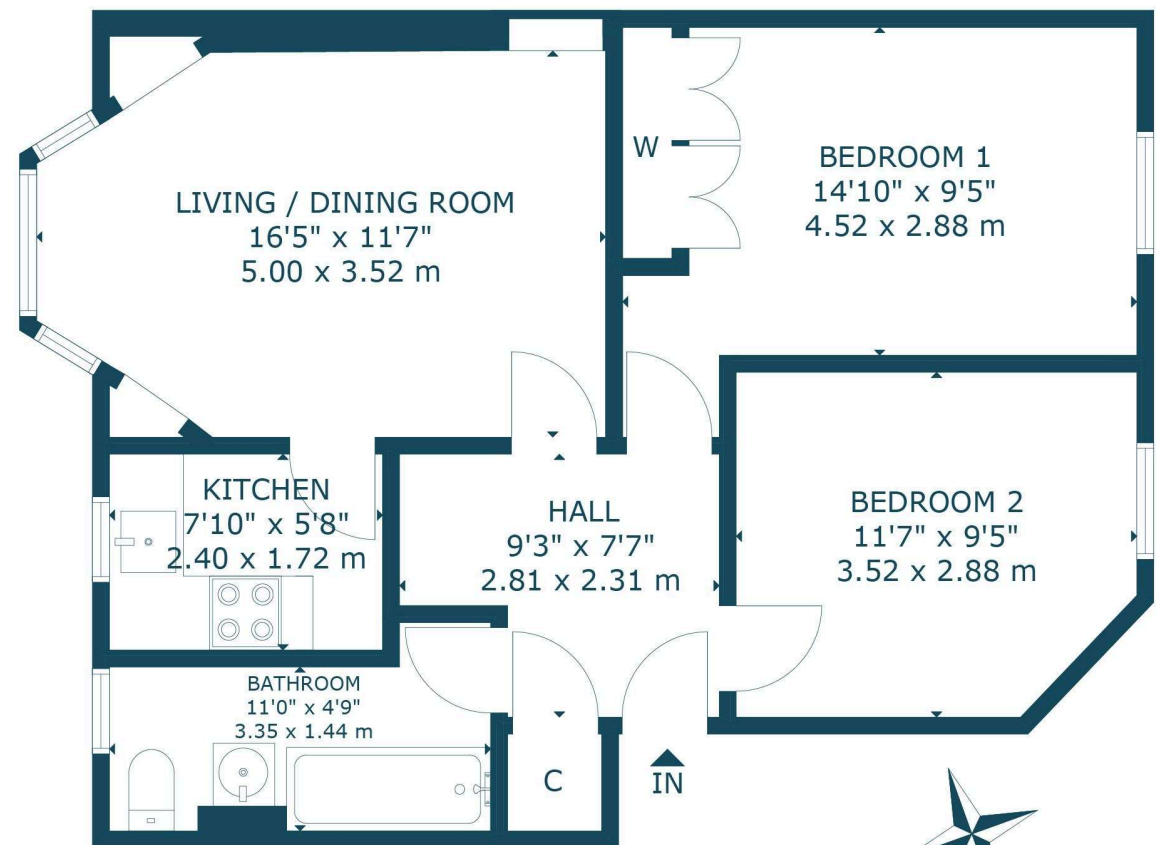
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FIRST FLOOR

36/3 ANNFIELD, NEWHAVEN, EDINBURGH

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 638 SQ FT / 59 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.