



20/3 Annfield
Edinburgh, EH6 4JF

A

"Annfield is a beautifully presented, freshly decorated two-bedroom first floor flat"

- WELL MAINTAINED SHARED STAIR
- LIVING / DINING ROOM
- KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL REAR GARDEN
- UNRESTRICTED STREET PARKING
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





LOCATION

Newhaven is a popular residential area comprising a wide variety of property styles, situated to the North of Edinburgh city centre. Located nearby is the vibrant and cosmopolitan Shore which offers a superb range of bars, bistros and Michelin Star Restaurants. A vast selection of shops, restaurants and a cinema are also within easy reach at Ocean Terminal, along with a good choice of superstores in the surrounding areas including a 24 hour Asda at Newhaven and Morrisons at Ferry Road. Schooling in the area is very well served both by public and private schools from nursery to senior school level. Leisurely strolls can be enjoyed at Victoria Park and Inverleith Park which adjoins the Royal Botanic Gardens and exercise undertaken at David Lloyd Fitness and Tennis Club. The A1, city bypass and main motorway networks are also within easy reach, giving further access to the major motorway networks of the M8, M9 and M90, as well as Edinburgh International Airport (which can also be reached by tram), and the Forth Road Bridge heading North.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



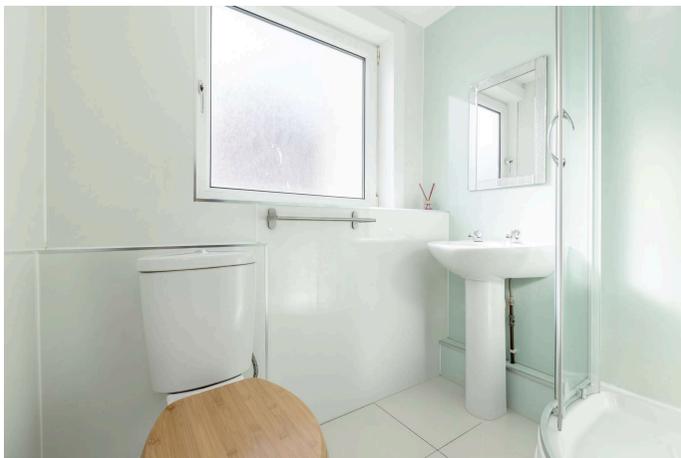
DESCRIPTION

Annfield is a beautifully presented, freshly decorated two-bedroom first floor flat, ideally located in the well-served district of Newhaven, on the edge of Trinity. This superb home enjoys excellent transport connections, including the nearby tram line, and is surrounded by a wealth of local shops and amenities. Offered to the market in true move-in condition, the accommodation comprises: a welcoming entrance hall with a convenient storage cupboard; a bright and spacious dual windowed living/dining room; a modern kitchen fitted with ample floor and wall-mounted units; generous double bedroom 1; double bedroom 2 with cupboard; and a stylish family shower room which completes the accommodation on offer. Additional features include double glazing, a well-maintained communal stair, a shared rear garden, and ample on-street parking.

EPC RATING

The energy efficiency rating for this property is band E

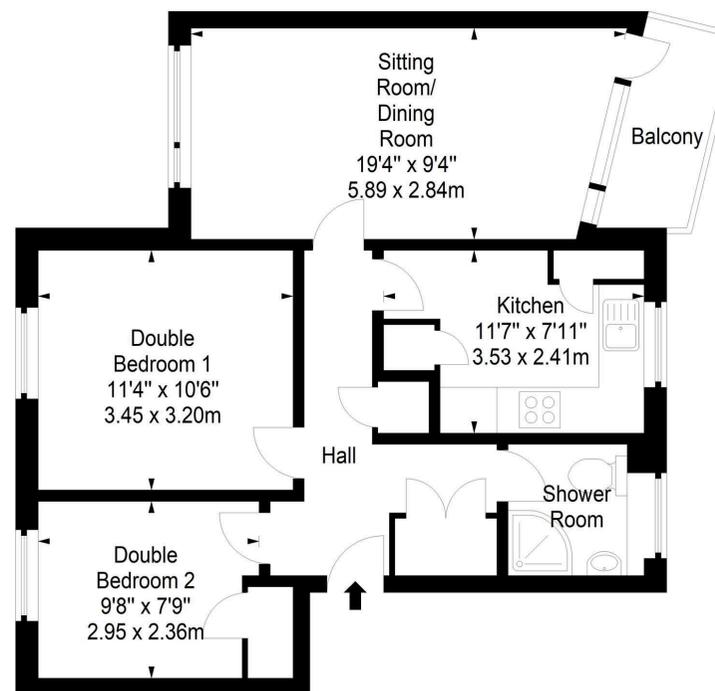
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Annfield,
Edinburgh,
Midlothian, EH6 4JF



Approx. Gross Internal Area
603 Sq Ft - 56.02 Sq M
For identification only. Not to scale.
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