



13A Annfield
Newhaven, Edinburgh, EH6 4JF



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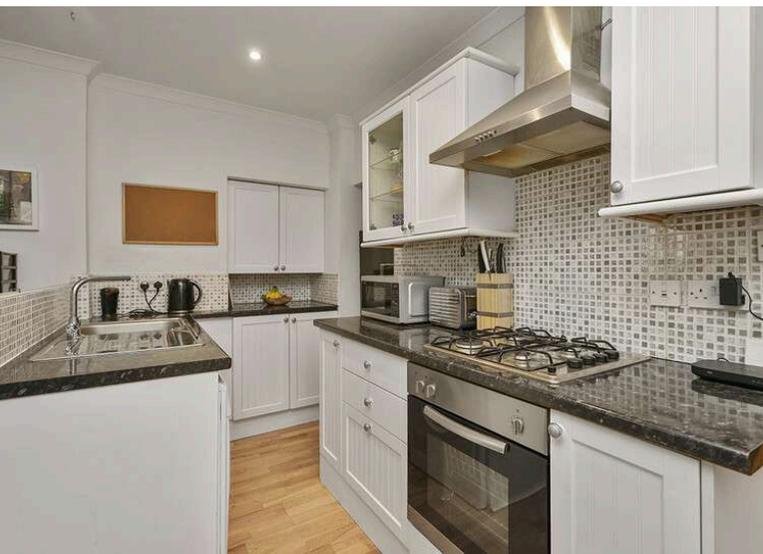


13A

Annfield

Early viewing is highly recommended of this one bedroomed ground floor flat, ideal for a first time buyer, investor or as a pied-a-terre.

- One bedroomed ground floor flat
- Ideal for a first time buyer
- Secure entry system
- Private garden to the rear
- Close to amenities and Tram terminus
- Lounge/kitchen
- Bedroom
- Shower room



Home Report: £150,000

EPC Rating: C

The property is accessed from the rear of the building through its own low maintenance private garden with shed and opens to an entrance hall with all rooms off.

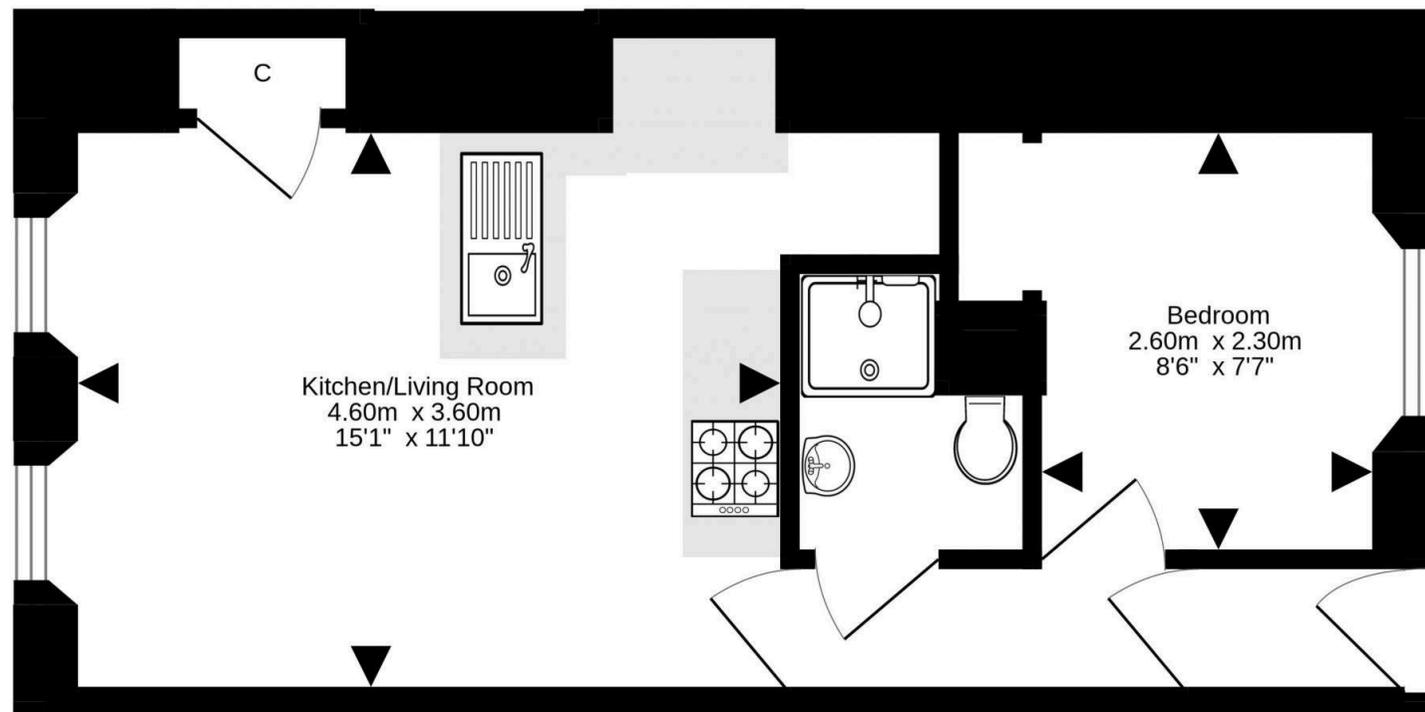
To the front, the double windowed lounge features working shutters and an open plan kitchen offering wall and base units, electric oven, gas hob, fridge/freezer and washing machine, all to be included in the sale. To the rear, the bedroom boasts a built-in wardrobe and an internal shower room with three piece suite completes the property.

Gas central heating with a combination boiler and double glazed window units should help ensure a warm yet cost-effective home.

Extras - to include the aforementioned white goods (no warranties to be given) gardening tools and shed.



Lying approximately two miles northeast of Edinburgh, and nestled between Trinity and Leith, is the desirable district of Newhaven. Situated on the Firth of Forth, this historic district was once a thriving fishing village and harbour and is now earmarked as one of the city's conservation areas. Newhaven has developed greatly in recent years and offers residents an excellent range of local amenities, including a 24-hour ASDA superstore and Ocean Terminal, which is home to high-street stores and restaurants, a multiscreen cinema and a 24-hour gym. Neighbouring Leith also offers a wide range of shops, bars, and restaurants. For sports and fitness enthusiasts, Newhaven certainly delivers, with extensive facilities at the David Lloyd Gym and Club and a fantastic indoor climbing centre at Alien Rock. For a more relaxing option, Newhaven's waterfront forms part of the Edinburgh promenade, which extends along Granton towards Cramond Beach. Schooling options with Newhaven's catchment area include Victoria Primary School and the Trinity Academy. The area is well served by public transport including the recently opened Tram line taking you from the Terminus at Newhaven directly to Edinburgh International Airport via the City Centre.



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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WWW.VMH.CO.UK

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

T: 0131 622 2626 F: 0131 622 26267 E: property@vmh.co.uk

DX: 552210, Edinburgh 68

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