



CLANCYS

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2-4 Annfield

Edinburgh, EH6 4JF



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2



1



EPC

C



FREEHOLD



This property truly showcases the perfect example of modern, functional, open plan living, making it a superb home.

Description

Clancy's Solicitors & Estate Agents are delighted to bring to the market this stunning, beautifully light and airy first floor flat forming part of a traditional tenement building, located to take full advantage of good local amenities and excellent transport links. The property is offered to market in good order throughout and briefly comprises a welcoming entrance hall, a beautifully light twin windowed lounge and a stylish fitted kitchen with adequate space to accommodate a dining table and chairs with ease. There are two large double bedrooms, both providing tranquil retreats and a contemporary bathroom with glass screen and mains shower over the bath. The property further benefits from gas central heating, double glazing, good storage facilities, a well maintained shared rear garden with shed, unrestricted on street parking. Viewing is therefore highly recommended to fully appreciate the size, standard and quality of accommodation that is on offer.

Location

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 multi-screen 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's already excellent public transport links now further enhanced with extension of the tramline, which terminates in Newhaven and provides direct links to the airport via the city centre. For those wishing to travel further afield, Newhaven's northerly position enables easy access to the Queensferry Crossing and Edinburgh City Bypass, as well as Edinburgh Airport and the motorway network.

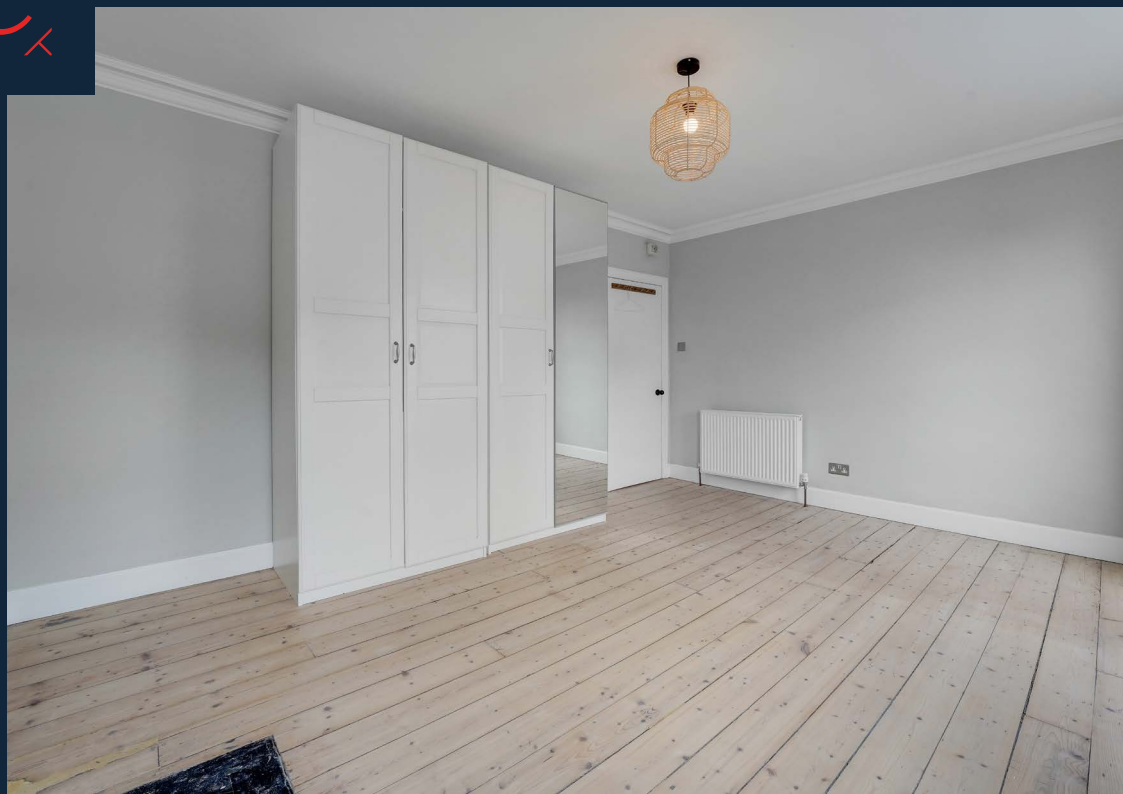
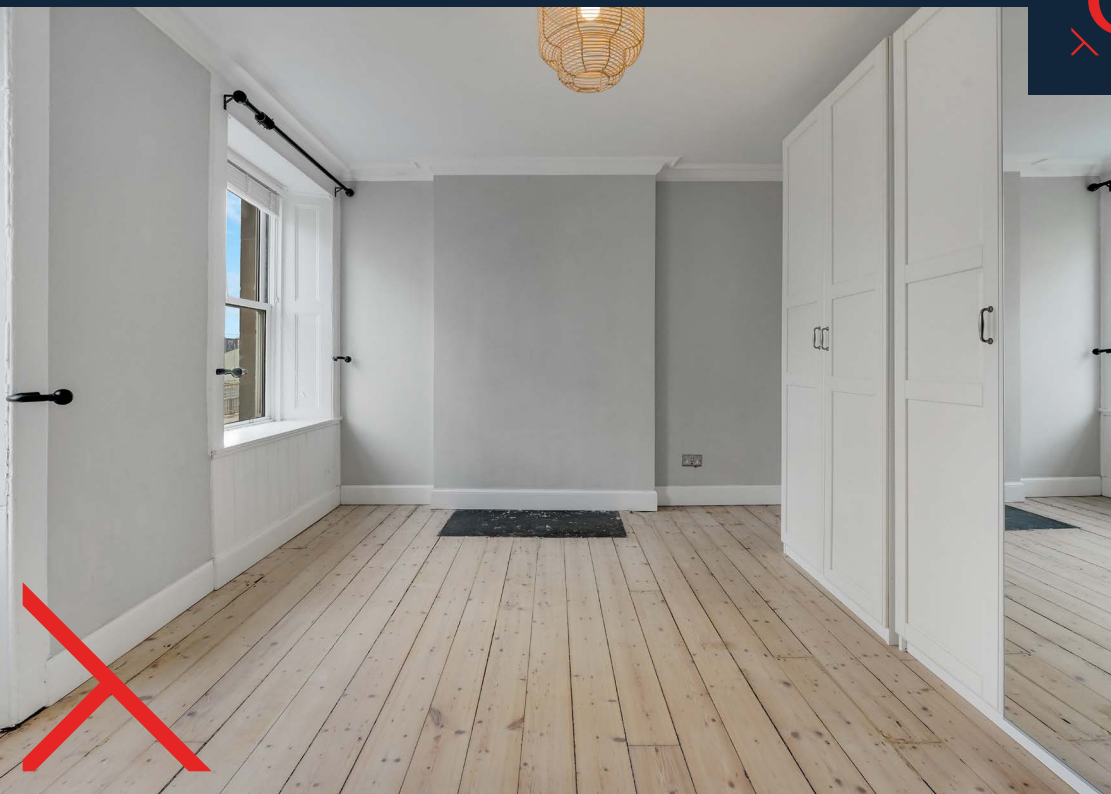
Extras

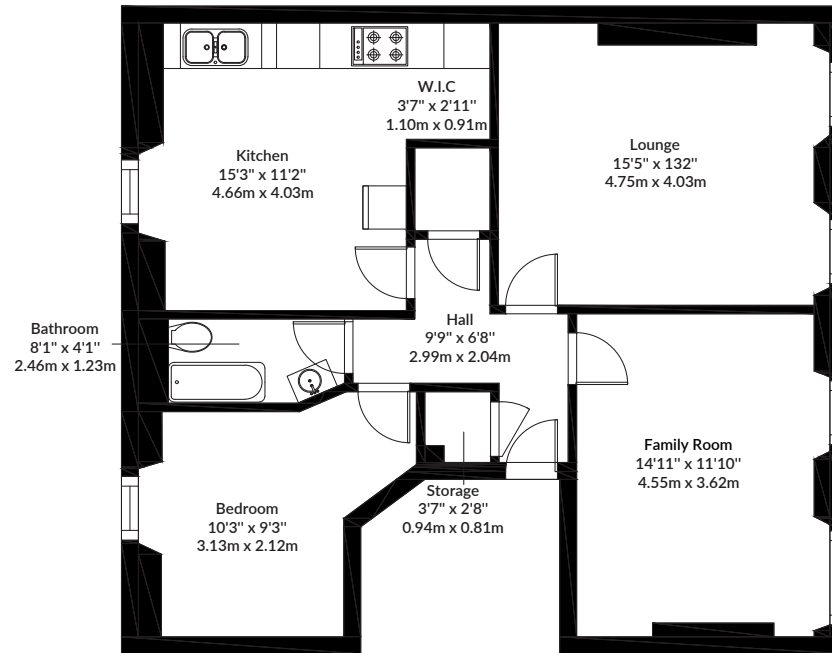
All fitted floor coverings and integrated kitchen appliances.

Features

- Entrance hall
- Lounge
- 2 Bedrooms
- 1 Bathroom
- Gas central heating
- Double glazing
- Good storage facilities
- Well maintained communal garden
- On street parking
- EPC rating - C
- Council Tax Band - C
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale, whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
vistaBee 2025



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