



4/8 Anchorfield Newhaven, Edinburgh EH6 4JG



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more information:

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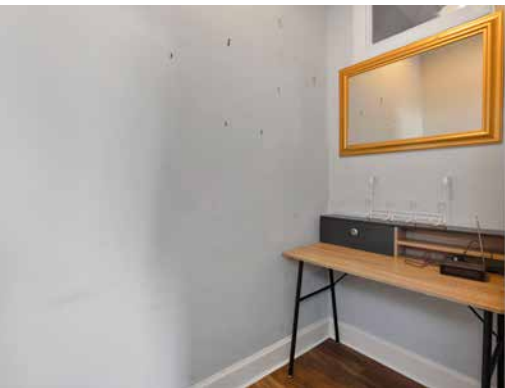
Property Summary

Thoroughly refurbished over the last two years, this two-bedroom (plus study) third-floor flat in Newhaven is presented in walk-in condition, providing new buyers with a desirable blank canvas and premium finishings. Completed to a high standard throughout, it also incorporates a new kitchen and bathroom both with stylish designs. Furthermore, the flat forms part of a beautiful traditional building which has undergone extensive external upgrades, including new drains and refurbished stone work.

Features

- Recently refurbished third-floor flat in walk-in condition
- Part of a beautiful traditional sandstone building
- Situated close to the Newhaven harbour and tram stop
- Neutral interiors and modern finishings
- Secure telephone-entry system
- Welcoming hall with storage and clothes pulley
- Elegant living room with harbour views
- New ultra-modern kitchen
- Two bedrooms with built-in modern wardrobes and a study
- New bathroom with electric shower and 3pc suite
- Large communal garden
- Unrestricted on-street parking in the vicinity
- Gas central heating and double glazing





Elegant living room with harbour views

Accessed via a secure telephone-entry system and shared stairwell, the flat's front door opens with a lovely introduction into a neutrally-styled hall with rich wood-inspired flooring. It offers two large built-in storage cupboards and a traditional clothes pulley before flowing through to the living room. Here, fashionable décor is accented by white detailing which is partitioned by a picture rail set below ornate period cornicing. It is an effective look that is instantly inviting and homely. The room is a good size for comfortable lounge/dining furniture, and it is brightly lit by a window with views to the nearby harbour. Just off the living area, there is also a handy study for working from home. Meanwhile, the kitchen has a pristine aesthetic and an ultra-modern design. It features sleek, handle-less cabinets with downlit worktops and splashbacks all in complementary neutral hues. It comes with integrated appliances (ceramic hob, double oven/grill, concealed extractor, and fridge), as well as a freestanding fridge/freezer (stored in the neighbouring cupboard) and a washing machine.



“New ultra-modern kitchen
& two bedrooms and a study”

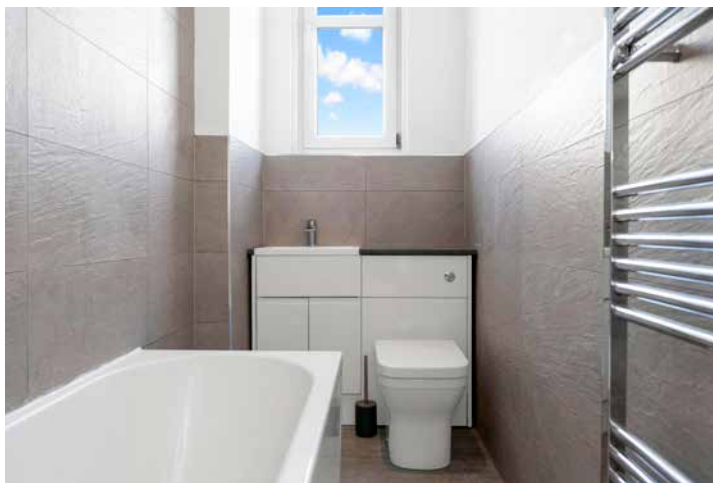






The bedrooms enjoy on-trend neutral décor and wood flooring

The two double bedrooms maintain the impeccable standards of the flat, each room enjoying on-trend neutral décor and easy-to-maintain flooring. The principal bedroom is further enhanced by traditional-style wall panelling and a triple built-in modern wardrobe, whilst the second double bedroom features working window shutters, a built-in wardrobe and a window seat. Finishing the home is a modern three-piece bathroom with quality tile work. It is comprised of a storage-set WC suite, a towel radiator, an electric shower and a bath. Gas central heating and double glazing.



Outside, homeowners have shared use of a large mature garden that is well maintained. Unrestricted on-street parking is also available in the vicinity, with bus and tram links to the city centre and airport just a stone's throw away.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, a freestanding fridge/freezer and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



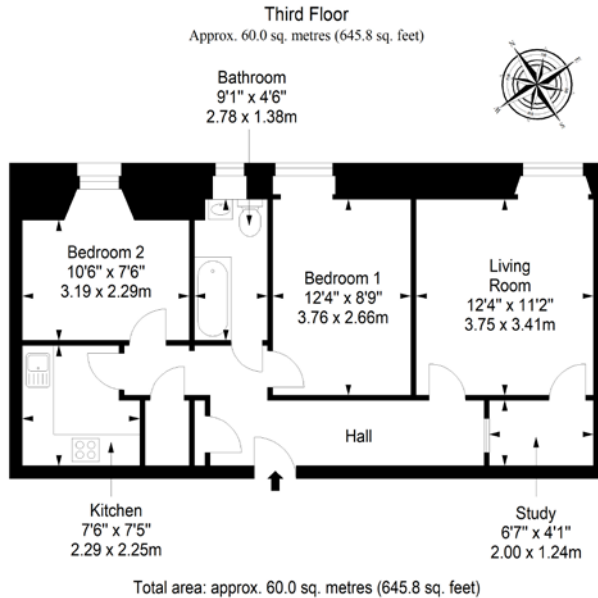


Newhaven

Lying approximately two miles northeast of Edinburgh city centre, 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 benefits from excellent public transport links, including the tramline, which terminates in Newhaven and provides direct links to 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.



Floorplan



EPC Rating - C | Council tax band - C | Home report Value - £235,000



Price & Viewings

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