

# 38/3 Annfield

NEWHAVEN, EDINBURGH, EH6 4JA



*Stunning Top Floor Two Bedroom Flat with  
Sea Views in the Heart of Newhaven*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Welcome to this stunning two-bedroom top-floor flat located in the sought-after Annfield area of Newhaven.

# THE LIVING ROOM

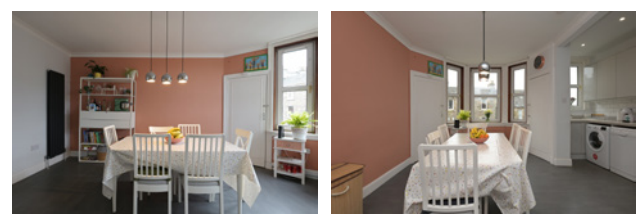


Step through the front door into a warm and inviting hallway. Immediately to your right, you'll find the spacious living room, a bright and welcoming space perfect for relaxing or entertaining guests.

# THE DINING ROOM



As you continue down the hallway, you'll discover the heart of the home: an impressive open-plan kitchen and dining area, cleverly separated by a flat arch. The modern kitchen is well-equipped with a gas hob, oven, fridge freezer, and ample storage and worktop space, making it a dream for any home cook. The dining area is flooded with natural light thanks to its large windows, which offer stunning views across the skyline and out to the sea.



# THE KITCHEN





Further down the hall, you'll find two generously sized double bedrooms. The principal bedroom features large built-in wardrobes, providing ample storage. The flat also includes a well-appointed family bathroom suite, complete with three pieces.

This beautiful property combines modern living with a fantastic location, making it the perfect place to call home.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2

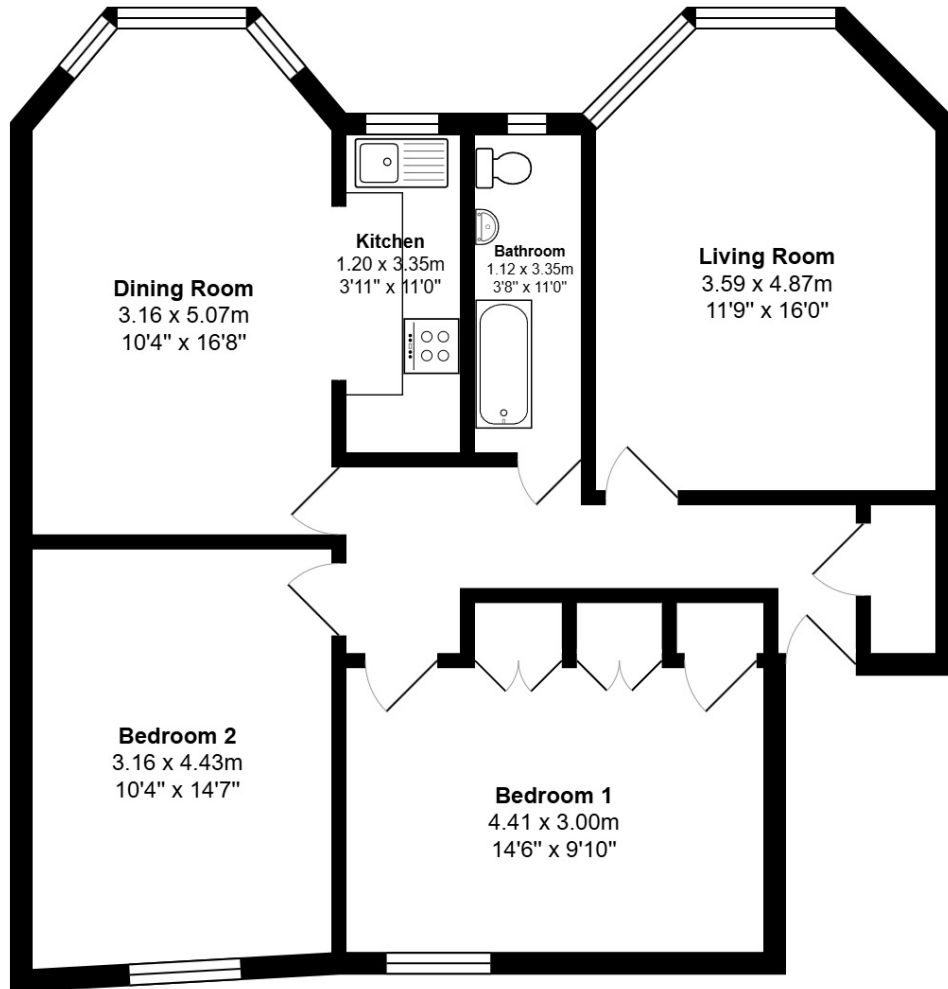


# EXTERNALS





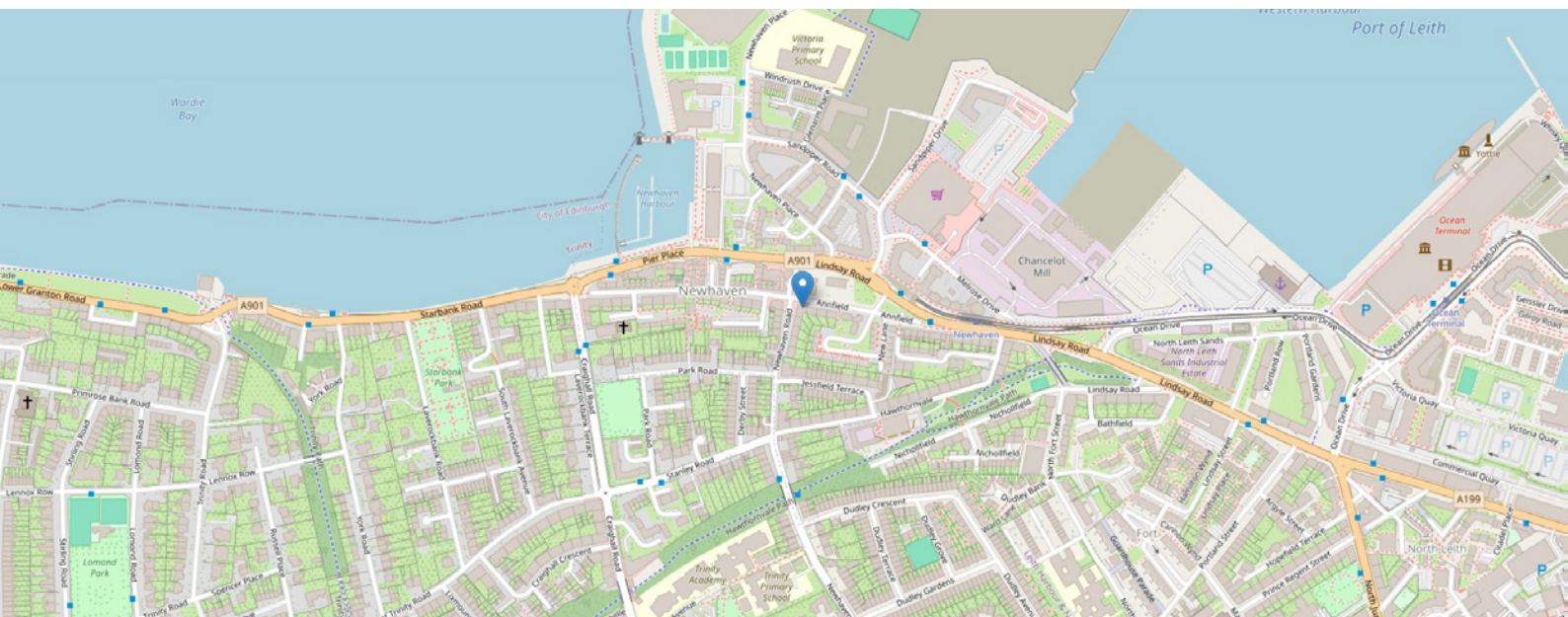
# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 84m<sup>2</sup>

EPC Rating: D



# THE LOCATION

Newhaven is a popular residential area situated to the north of Edinburgh City Centre. The area comprises a wide variety of property styles, including stone-built tenement properties built around the turn of the century, detached villas with private gardens and a number of modern housing estates.





A few moments away, Leith waterfront provides a host of cafés, galleries and Michelin-starred restaurants. Each year the Leith Arts Festival provides a vibrant mixture of art and music from around the world. Great Junction Street provides more extensive facilities including the usual banking, building society and post office services. If this isn't enough there is also a local Asda store and even Ocean Terminal Shopping Centre to accommodate a vast variety of shopping needs.

A number of open-air recreational facilities are within easy reach of the area. The Royal Botanic Gardens, a number of public parks, and the picturesque village and harbour of Newhaven always provide pleasant destinations for an afternoon walk. Portobello and Crammond beaches are also within easy reach.

Regular bus services run to and from the city centre and surrounding areas, while the tram stop is approximately a three minute walk from the flat. The cycle path behind the property means you can be in town in 15 minutes and have unlimited access to the rest of the city.



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

**Part  
Exchange  
Available**



Text and description  
**ANDREW DARCY**  
 Surveyor



Layout graphics and design  
**ALLY CLARK**  
 Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.