



Deans Properties

Deans Solicitors and Estate Agents LLP



**13 Ryehill Grove
Leith Links, EH6 8ET**



LOWER VILLA FLAT

- Living Room
- Dining Room
- Kitchen
- Utility Room
- One Bedroom
- Bathroom
- Private Front and Rear Garden
- Double Glazing & GCH
- On-Street Parking
- EPC Rating – E



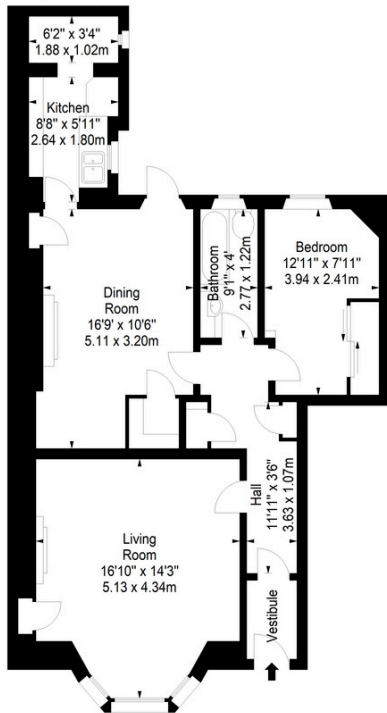
This spacious lower villa flat lies in a central yet quiet neighbourhood of Leith Links, to the east of Edinburgh city centre. The property is close to a variety of local amenities including shops, popular schooling, doctors and dentists. The lovely, open spaces of Leith Links, Holyrood Park and the waterfront at the Shore are within walking distance. In need of modernisation the accommodation comprises; generous bay-windowed living room, further sitting room/dining room with kitchen off utility room, good-sized double bedroom with fitted wardrobe and bathroom. The property retains beautiful period features include; beautiful stained glass door, ornate cornicing, feature fireplaces and high ceilings. There is central gas heating and double glazing. A mature private garden lies to the front, and an enclosed garden to the rear and the area benefits from free on-street parking. Included in the sale are carpets and floor coverings, curtains, cooker, oven, hob, fridge-freezer, washing machine and light shades. All appliances included above are sold as seen with no warranty provided.



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Approx. Gross Internal Area
747 Sq Ft - 69.40 Sq M
For identification only. Not to scale.
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Ground Floor

Disclaimer: 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. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.



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