



32 Ryehill Avenue, Edinburgh, EH6 8EX
Offers Over £280,000



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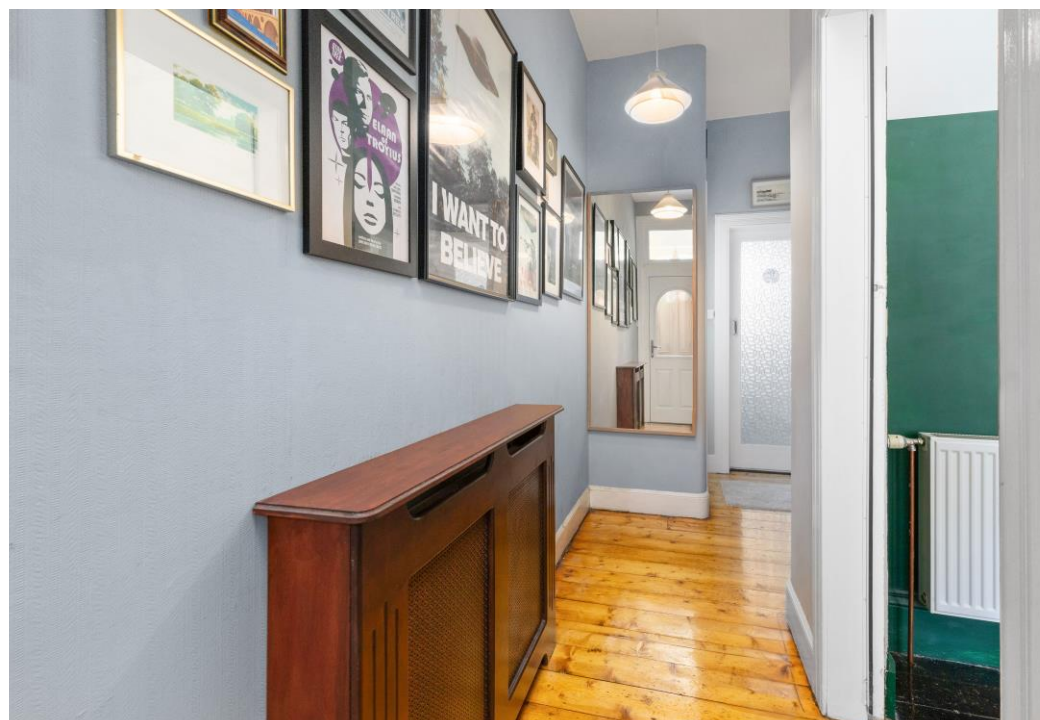
Welcome to 32 Ryehill Avenue a delightful two-bedroom main door lower villa, where period charm meets modern comfort.

From the moment you step inside, you will be struck by the sense of space and light. High ceilings, original features, and generously proportioned rooms create a warm and welcoming atmosphere, a true home in the heart of the city.

The flexible layout includes two bedrooms, a stylish family bathroom, and a modern kitchen that flows into a bright living space, perfect for cosy evenings at home or entertaining friends.



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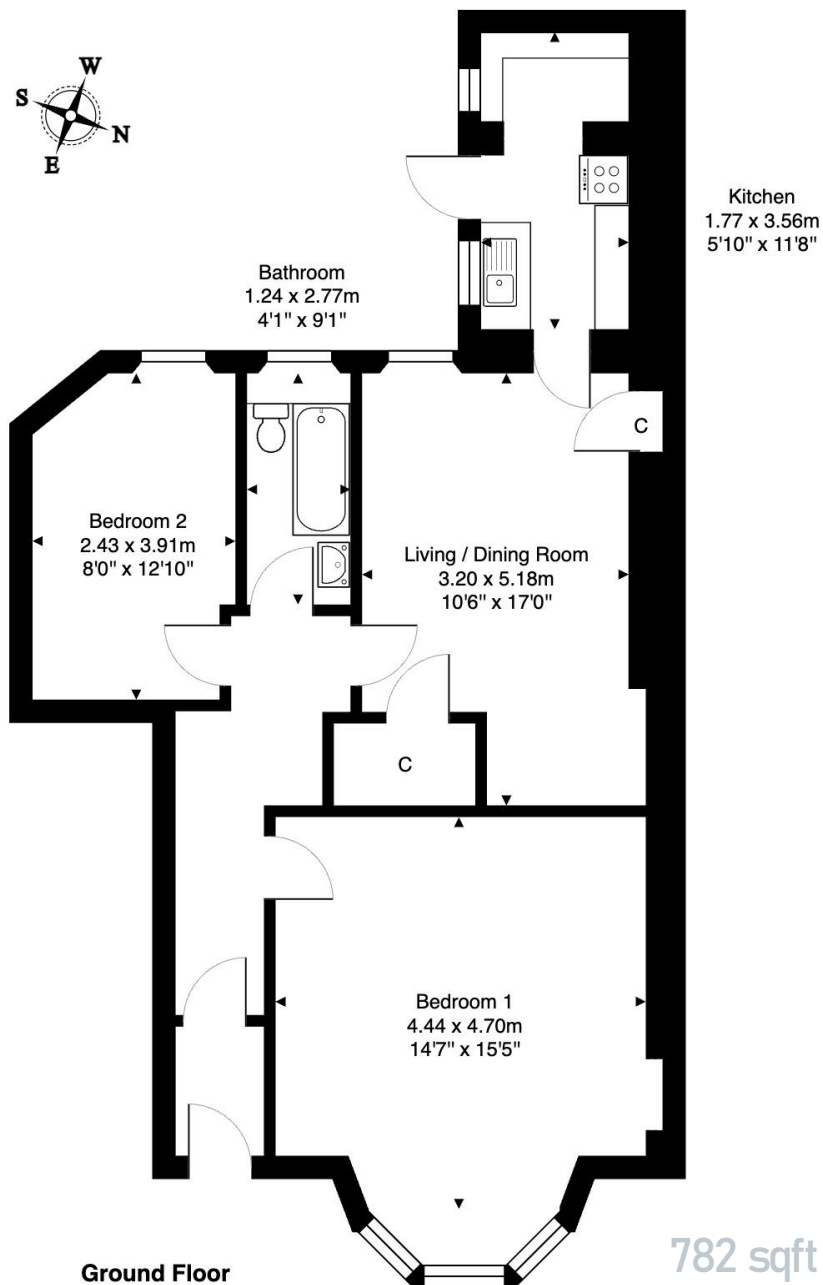
The main bedroom is a particularly inviting space, featuring beautiful cornicing, high ceilings, and period features, along with a charming wood-burning stove, perfect for creating a relaxing, cosy ambiance on chilly evenings, whether you are winding down with a good book or enjoying a restful night's sleep.

To the rear, your own private garden offers a peaceful retreat, ideal for enjoying morning coffee, hosting summer barbecues, or simply relaxing after a busy day. On-street parking is readily available for residents, with ample space for visiting friends and family.



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Situated just a short stroll from Leith Walk, The Shore and the open green spaces of Leith Links, this location offers the best of city living with outdoor space right on your doorstep. You will enjoy a vibrant mix of cafés, bars, restaurants and independent shops, along with excellent schools and superb transport links to Edinburgh city centre and beyond.

With the area continuing to thrive, this is a rare opportunity to secure a beautiful home that offers both character and convenience in one of Edinburgh's most sought-after neighbourhoods.

Get in touch



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Misrepresentations

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