



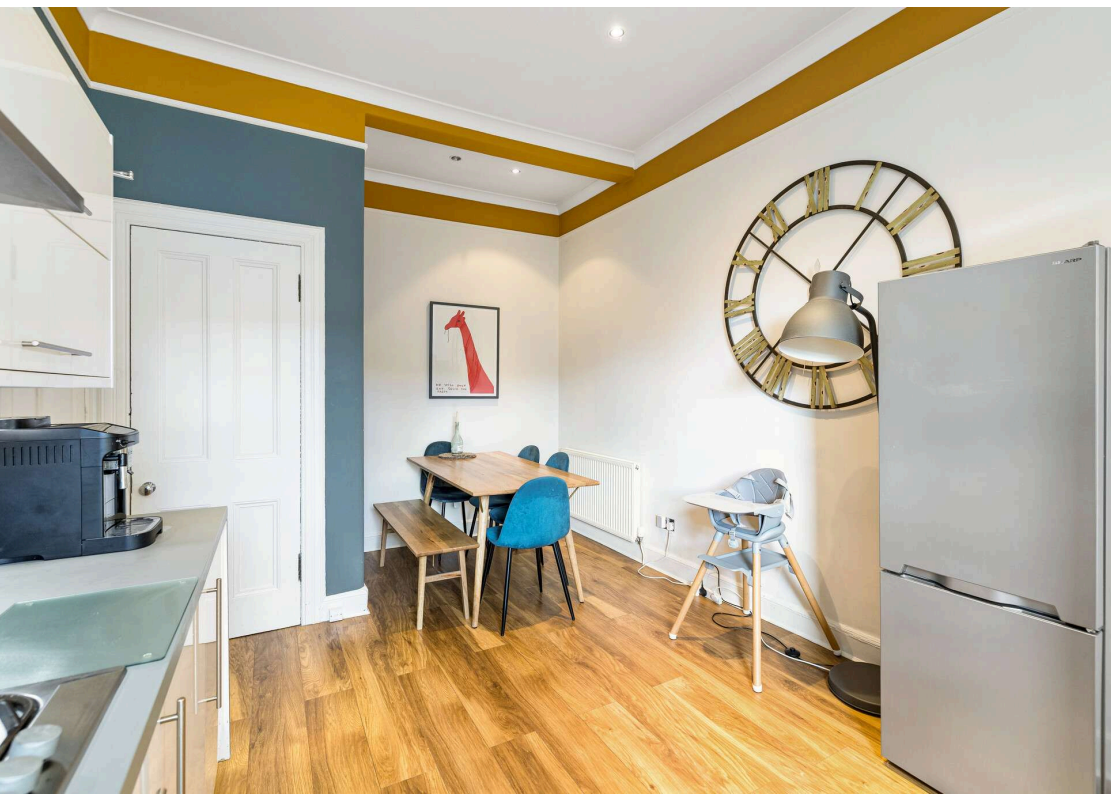


Welcome

Welcome to Ryehill Avenue, McDougall McQueen are delighted to present to the market this generously proportioned four bedroom, traditional double upper villa offering bright and spacious family sized accommodation retaining many period features, offering modern day comfortable and flexible living. The property further benefits include gas central heating, double glazing, private storage cupboard leading to an enclosed private garden to the rear, on street parking is available. The property is ideally located in a quiet residential street just a short walk for the greenery of Leith Links, close to many local amenities, schooling and good transport links. The property is presented to the market in beautiful move in condition, we would recommend an early viewing.

- living room featuring a bay window
- dining kitchen
- utility room
- four bedrooms
- two bathrooms
- gas central heating
- double glazing
- private garden
- private storage cupboard
- on street parking







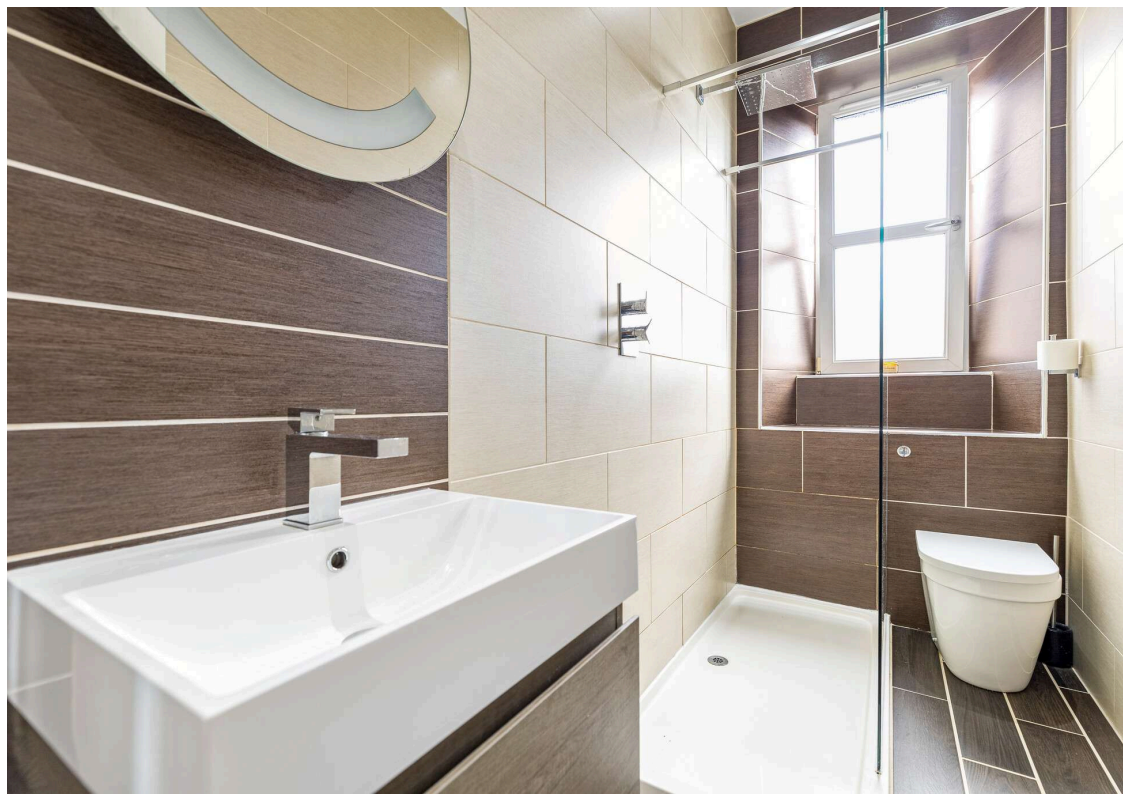
Leith Links

The Leith Links area of Edinburgh lies to the east of the city centre. The property is well positioned to take advantage of a superb range of shopping outlets within Leith itself, Just a short walk away from the vibrant Shore area which offers an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants and cafes. Ocean Terminal retail and leisure complex includes a multiscreen cinema and restaurants such as Pizza Express. An efficient public transport network is on hand, with 24-hour buses and a tram line connecting Leith to the city and to Edinburgh International Airport. The city bypass and main motorway networks are also within easy reach.

Extras

Included in the sale are floor coverings, light fittings, blinds where fitted, oven, hob, extractor, and integrated dishwasher. All integrated appliances and white goods are sold as seen, with no warranty provided. Additional items, including other white goods, may be available by negotiation and are subject to offer.





Get in touch

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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.

