

10 Ryehill Grove

LEITH LINKS, EDINBURGH, EH6 8ET



*Spacious Four Bedroom Double Upper Villa
In Edinburgh's Popular Leith Links Area*



0131 524 9797



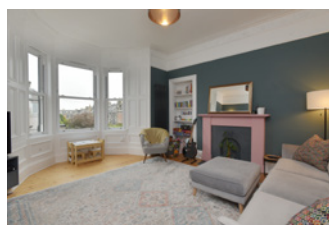
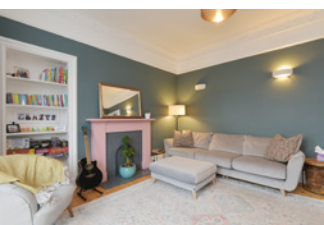
www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser Legal is delighted to present this spacious four bedroom double upper villa in Edinburgh's popular Leith Links area.

THE LIVING ROOM



Inside, the property comprises of:

- Spacious living area which has a large bay window, sanded oak floors and features column radiators. This living space will certainly not disappoint and offers an array of options when it comes to furniture arrangements.
- Fully equipped kitchen dining room which is flooded with natural light and has been finished to a high standard. With integrated appliances, gas hob, fan oven, freestanding wine cooler boasting herringbone tiled splash back and not least a separate utility room, keeping the mess out of the kitchen space.

THE KITCHEN/DINER



THE SHOWER ROOM & UTILITY





- The property benefits from four bedrooms, with bedroom one featuring fitted wardrobes. All the rooms range in size, however, all are well configured making the most of the space available.
- There are two facilities within the property one three-piece modern shower room on the main level and a four-piece modern bathroom on the first floor. Both have been finished to an excellent standard with high-end fixtures and fittings.

THE BATHROOM



BEDROOM 1



The property benefits from four bedrooms, with bedroom one featuring fitted wardrobes



BEDROOM 2



BEDROOM 3



BEDROOM 4

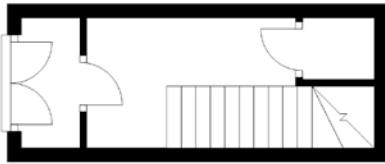
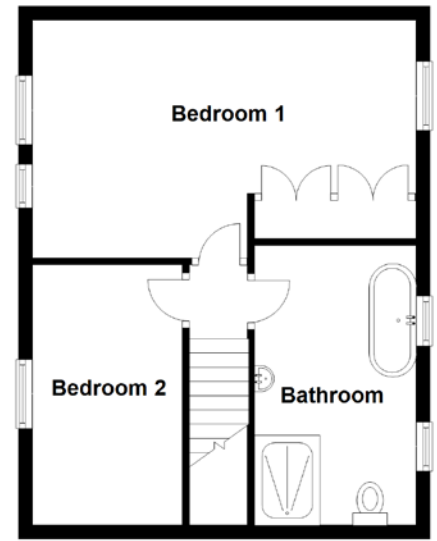
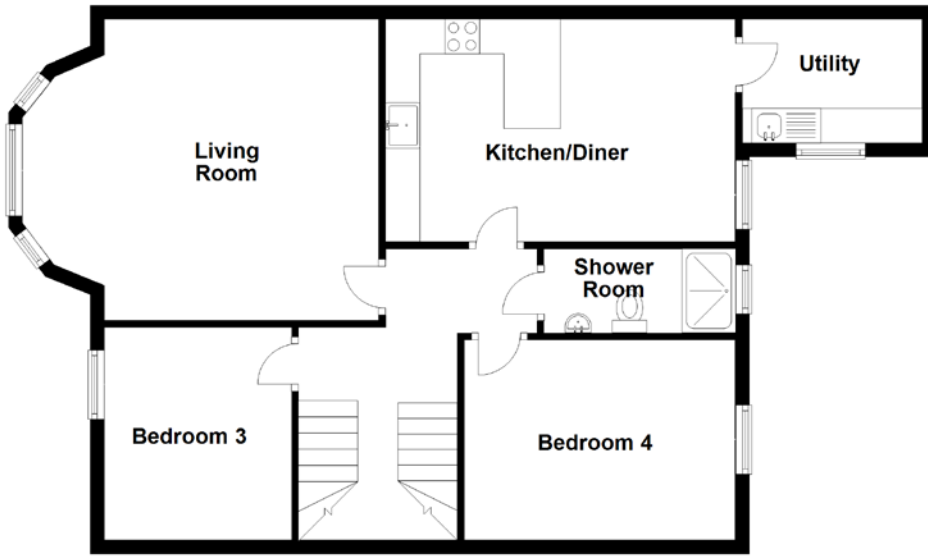


In addition, the property benefits from being fully double-glazed with gas central heating whilst being an upper, it also has its very own private rear garden with private access from the property's ground floor vestibule. The garden has been nicely maintained with a sun deck to absorb the light summer evenings.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

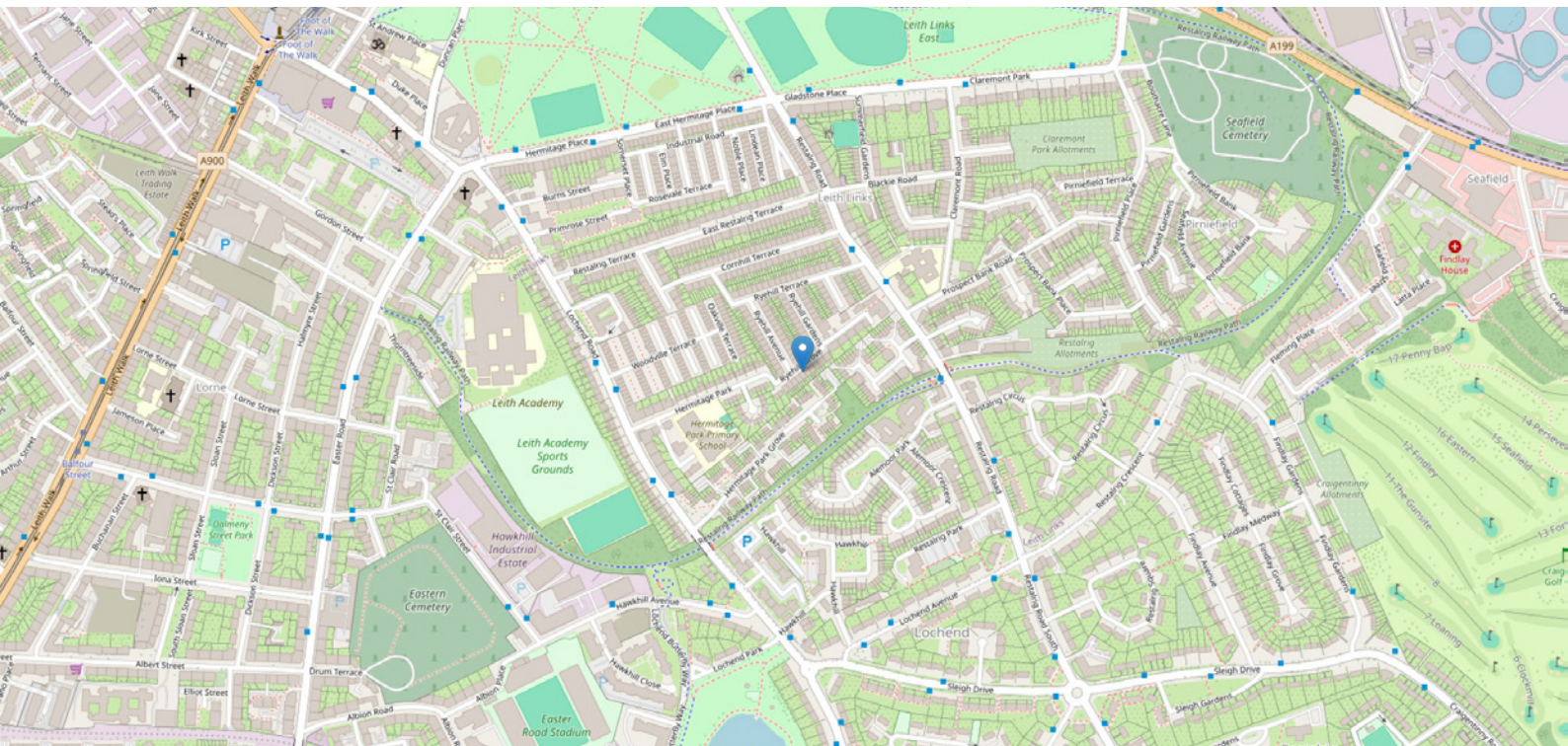


Approximate Dimensions (Taken from the widest point)

Living Room	5.16m (16'11") x 4.36m (14'4")
Kitchen/Diner	5.07m (16'8") x 3.22m (10'7")
Utility	2.60m (8'6") x 1.79m (5'10")
Shower Room	2.77m (9'1") x 1.22m (4')
Bathroom	4.05m (13'3") x 2.34m (7'8")

Bedroom 1	5.62m (18'5") x 3.45m (11'4")
Bedroom 2	3.77m (12'4") x 2.17m (7'2")
Bedroom 3	3.08m (10'1") x 2.71m (8'11")
Bedroom 4	3.93m (12'11") x 2.63m (8'8")

Gross internal floor area (m²): 115m²
EPC Rating: C



THE LOCATION

Many would consider Edinburgh's Leith Links area to be one of the city's best-served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies and a post office. A few minutes walk takes you to Ocean Terminal where further shops, restaurants and cinema can be found.





Leith is an established, independent community, and certainly, it is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright lively atmosphere. In addition, Leith has a vast array of amenities with several surgeries and a choice of dentists. The shore, the area of Leith which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area.

From here, it is a simple matter of a 25-minute walk into the city centre, with the option of using one of the many and frequent bus services that use this route. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives very swift access to the west. Seafield Road leads out to the east. In both these directions, there are ultimately links with the city by-pass. The property is also situated within close proximity to the tram network providing quick and convenient travel to Edinburgh Airport, the city centre and Newhaven.

Leith also has its own Primary and Secondary schools, the Academy being a community high school with access to adults during the day and evenings.




McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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