

5 Ryehill Place

RESTALRIG, EDINBURGH, EH6 8EP



Spacious Four Bedroom Double Upper In Edinburgh's Restalrig Area, Just a Stone Throw From Leith Links



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McEwan Fraser Legal is delighted to be presenting this spacious four bedroom double upper flat in Edinburgh. This property offers versatile living space and modern comforts across two well-appointed levels.

THE LIVING ROOM

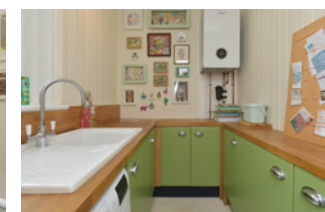


The large lounge is a highlight of the main level, featuring a beautiful bay window, allowing natural light to fill the room and creating an inviting atmosphere. The gas fireplace, with marble surround, adds warmth and a focal point, making this an ideal space for entertaining and relaxation.

THE KITCHEN & UTILITY



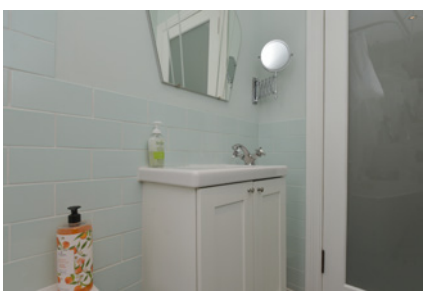
The spacious kitchen is well equipped, with a gas hob, fan oven and floor-to-ceiling column radiator. The kitchen includes an Edinburgh press, with lots of additional storage in the utility room.





The main level is designed to accommodate a variety of needs, with three bedrooms of varying proportions. These can be used flexibly, as bedrooms, guest rooms and a home office. The bathroom is modern, fitted with a three-piece suite and a shower over the bath.

THE BATHROOM



BEDROOM 2



BEDROOM 3



BEDROOM 4





The upper level features a large master bedroom, providing a tranquil retreat, with excellent storage space. This generous room, with a distant sea view towards Fife, provides a great space for relaxation. There is ample potential to add an en suite, with the correct permissions.

THE MASTER BEDROOM





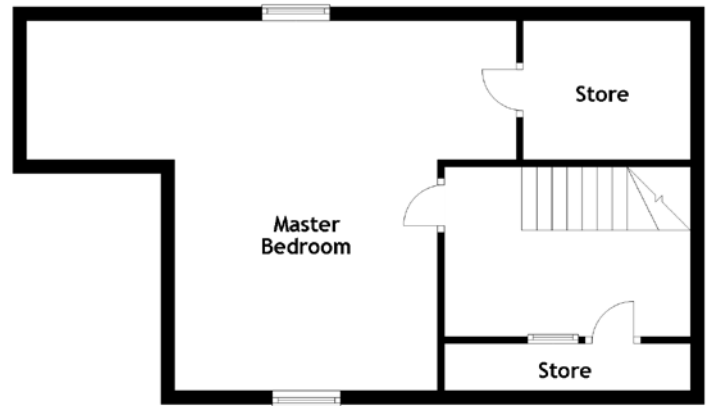
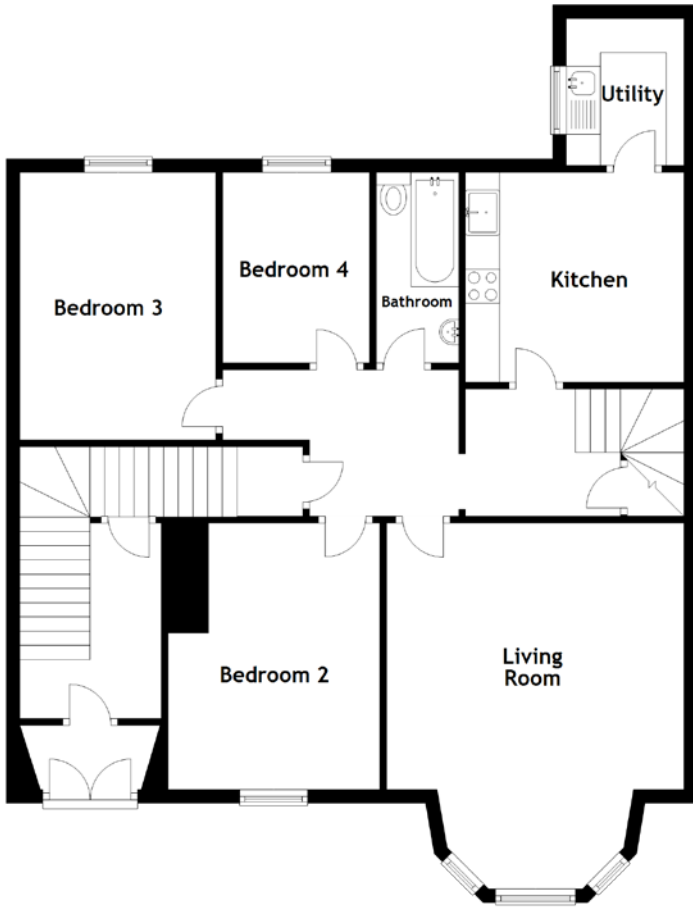
In addition the property benefits from double-glazed windows throughout, gas central heating, on street parking in a quiet cul-de-sac, and a private garden with greenhouse.

This four bedroom double-upper colony flat combines generous living space with modern amenities, making it an ideal home. With its large master bedroom, flexible additional bedrooms, inviting lounge, well equipped kitchen, its own front door to the front and private garden to the back, this property offers stylish living in a desirable Edinburgh location.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

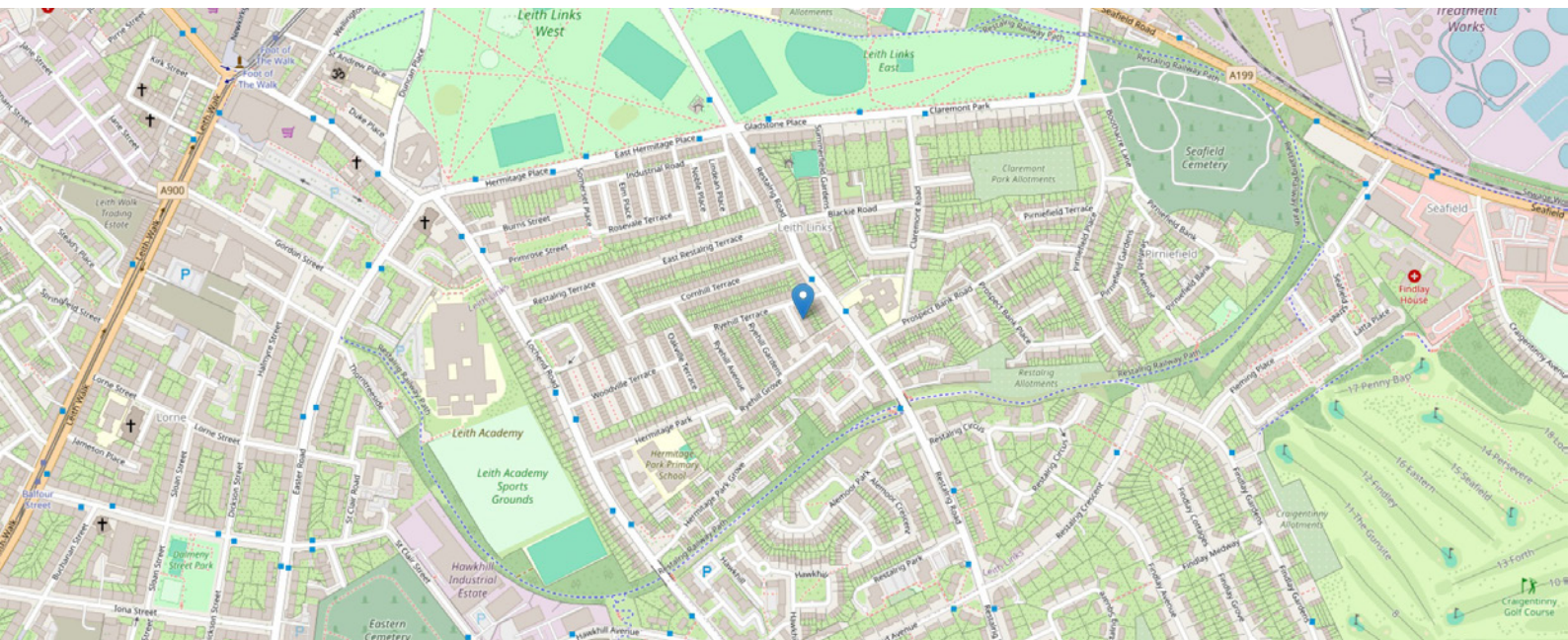


Approximate Dimensions (Taken from the widest point)

Living Room	5.38m (17'8") x 4.37m (14'4")
Kitchen	3.21m (10'6") x 3.08m (10'1")
Utility	2.16m (7'1") x 1.73m (5'8")
Bedroom 2	3.92m (12'10") x 3.11m (10'3")
Bedroom 3	3.93m (12'11") x 2.88m (9'5")

Bedroom 4	2.80m (9'2") x 2.16m (7'1")
Bathroom	2.80m (9'2") x 1.21m (4')
Master Bedroom	7.14m (23'5") x 5.43m (17'10")
Store	2.46m (8'1") x 2.04m (6'8")
Store	3.62m (11'11") x 0.70m (2'3")

Gross internal floor area (m²): 123m² | EPC Rating: C



THE LOCATION

Like many parts of the city, this spot was once an independent village. As the city grew it was surrounded by other residential areas, including Lochend, Meadowbank and Craightinny. It is a peaceful residential area, very conveniently located two miles east of the city centre and the new St.James Quarter, and north of London Road.





The Ryehill Colony flats are located five minutes walk from the open green spaces of Leith Links and close to the cafes and fashionable restaurants of The Shore. There is a large Tesco store nearby and many independent shops along The Shore and Leith Walk.

The property is very well served by public transport, only a short tram ride to the city centre, and close to the seaside at Portobello.

Local amenities include Meadowbank Sports Stadium, with excellent indoor and outdoor facilities. Holyrood Park, Arthur's Seat and the Water of Leith provide country-like walks virtually on the doorstep. Also nearby are the golf courses of Portobello and Craighentiny.



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