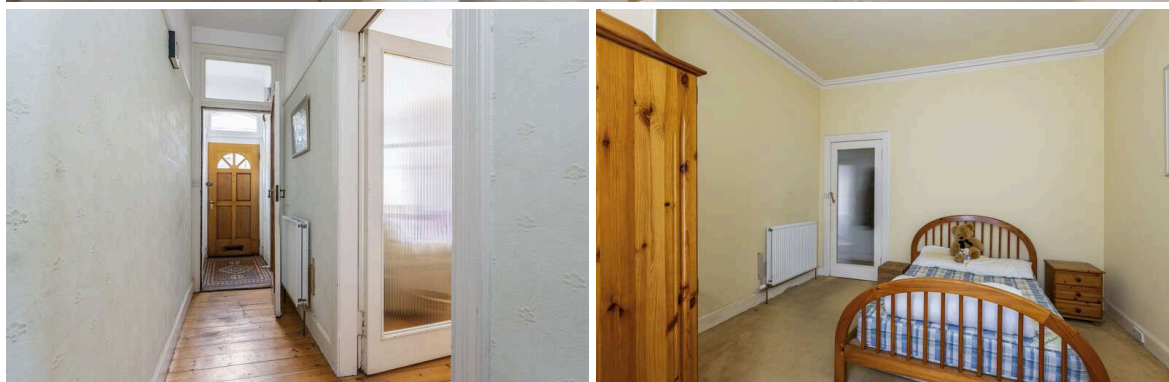




1 Ryehill Place  
LEITH LINKS | EDINBURGH | EH6 8EP

  
warners  
solicitors & estate agents



## 1 Ryehill Place

LEITH LINKS | EDINBURGH | EH6 8EP

Located on a quiet residential street just a short walk from the lush greenery of Leith Links, Warners is pleased to present this spacious and versatile property to the market. Although it requires some modernization, this home offers tremendous potential and could be an ideal choice for a variety of buyers.

The front-facing rooms enjoy a south-facing aspect with a bay window, and the property includes two generously sized double bedrooms. Additionally, a secondary living room that leads to a compact, galley-style kitchen offers great flexibility, allowing for a large dining room or the possibility of a more open-plan kitchen/diner if the new owner chooses to renovate.

The property retains several charming period features, such as high ceilings, fireplaces, decorative cornicing, an Edinburgh Press, and stained glass doors. Further benefits include gas central heating, double glazing, and ample, unrestricted on-street parking.

- Quiet street near Leith Links.
- Spacious layout with two double bedrooms.
- South-facing bay window.
- Potential for customization.
- Period features: high ceilings, fireplaces, stained glass.
- Gas heating, double glazing, and ample parking.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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, whilst a short drive away is 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 multi-screen cinema and restaurants such as Pizza Express. An efficient public transport network is on hand, with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport. The city bypass and main motorway networks are also within easy reach.

EPC D, council tax D. There are no factoring fees associated with this property. Extras included in this sale are all light fittings, integrated appliances, curtains, blinds, washing machine, fridge and freezer. Standalone wardrobes in bedrooms 1 and 2 also included in this sale.





For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.