

COULTERS<sup>©</sup>

# 3 RYEHILL GROVE

LEITH LINKS, EDINBURGH, EH6 8ET

 3 BED  1 BATH  2 PUBLIC





## TAKE A LOOK INSIDE

3 Ryehill Grove is a three-bedroom, upper villa found a stone throw away from the beautiful Leith Links. Now in need of modernisation but offering the potential for flexible accommodation (potentially creating a fourth bedroom and attic conversion) it will make a wonderful blank canvas for anyone looking to start their property journey or as an investment opportunity. Boasting original period details with well-proportioned rooms and a sunny private garden.

## KEY FEATURES



Generously proportioned upper villa



Three bedrooms



Private south-west rear garden



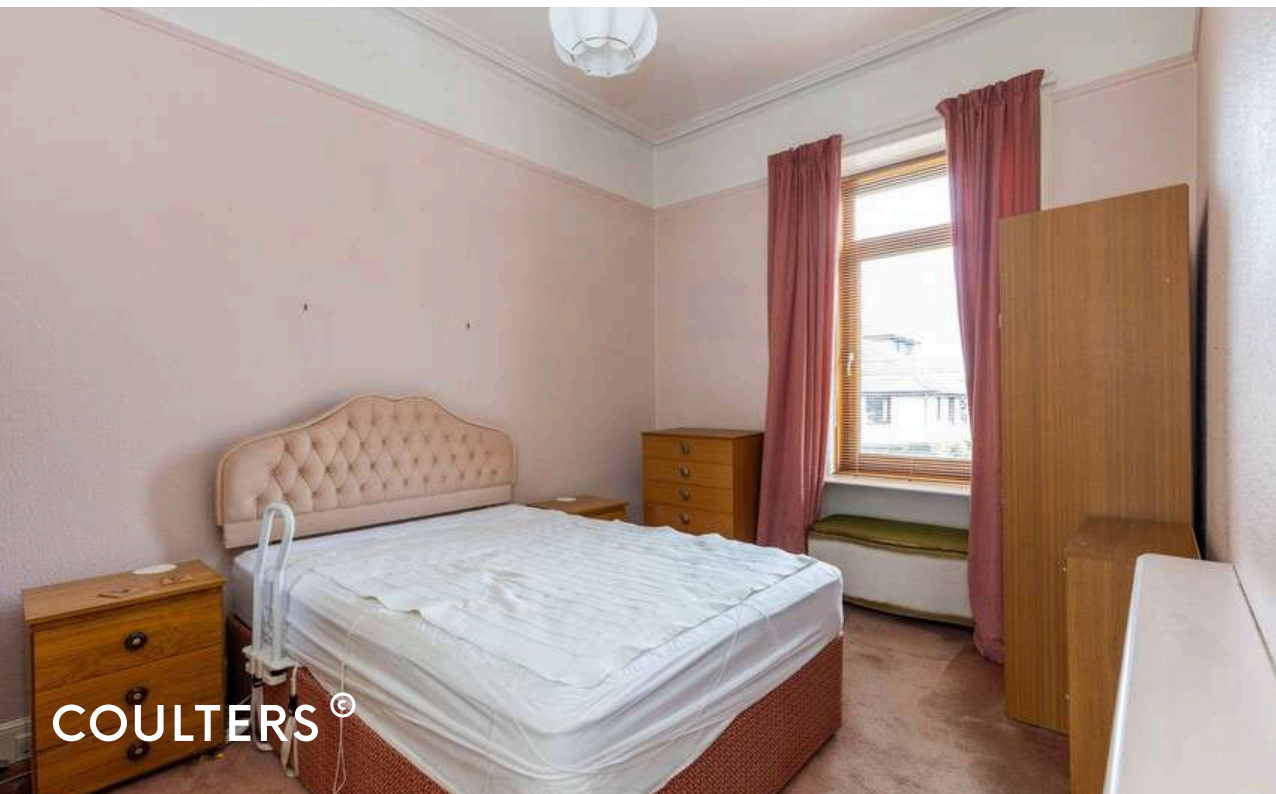
Unrestricted on street parking



Within a short walk of Leith Links



Independent retailers and cafes nearby







The private front door opens into the welcoming downstairs hallway with a door leading to the private rear garden and to the stairs leading to the accommodation. The property comprises; a bright living room with bay window to the front of the property and attractive decorative cornice work; a spacious dining room; kitchen with a range of wall and floor mounted cabinets; two generous bedrooms, one to the front and the second to the rear of the property. A third versatile bedroom/study and family three-piece suits with overhead shower completed the accommodation.

Externally the property benefits from a front garden area with mature shrubs and private south-west facing garden. Unlimited on street parking is available on the street.







## THE LOCAL AREA

Edinburgh's historic area of Leith is consistently voted one of the world's coolest neighbourhoods. Leith Walk, The Shore and Newhaven offer a wide selection of popular bars, fashionable restaurants and stylish cafes plus there are excellent shopping facilities provided by Tesco and Asda superstores.

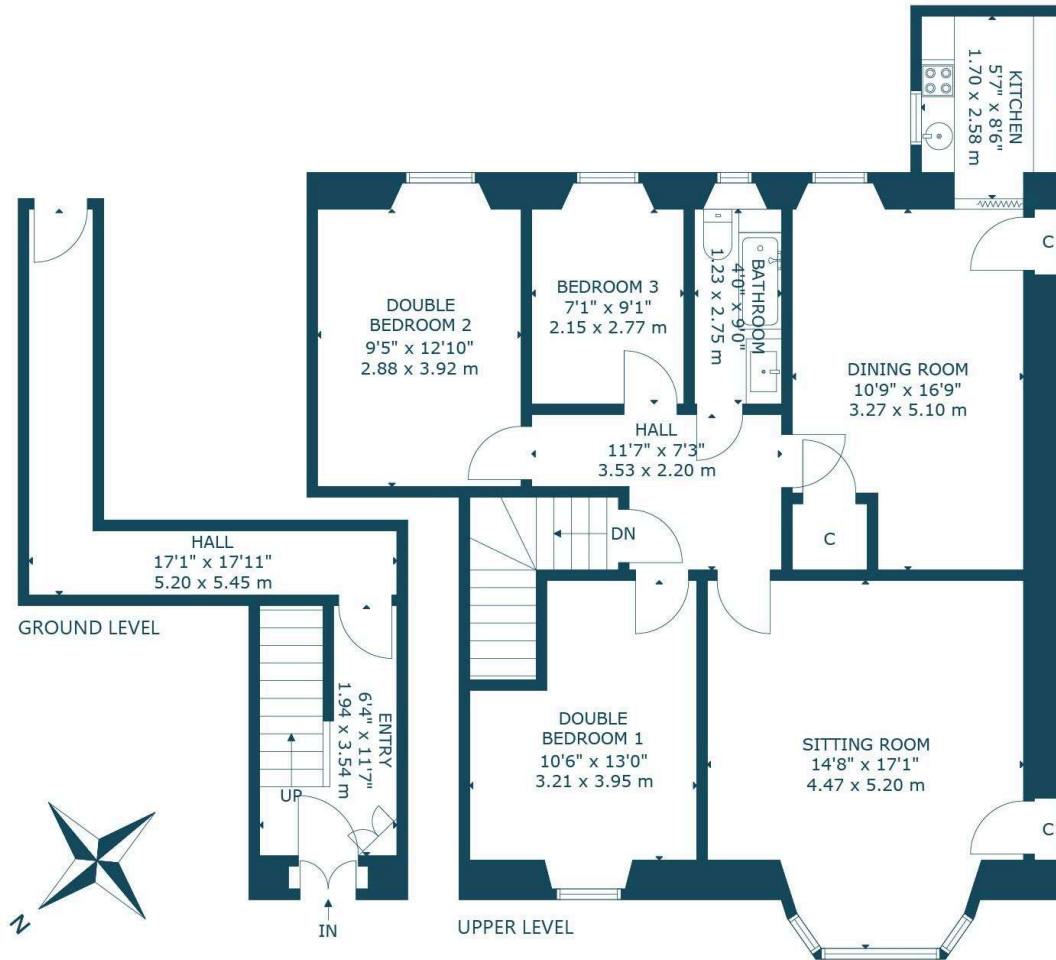
Leith Links provides a wonderful open green space with tennis courts and there's also a David Lloyd Health Club at Newhaven with swimming pools, fitness classes and a state-of-the-art gym. A weekly farmers market is held on Dock Place with street food, local produce, and handmade crafts.

Excellent transport links mean that regular buses and trams take you into the City Centre and onto Edinburgh International Airport.

## EXTRAS

The blinds, curtains, light fittings, fitted floor coverings, integrated kitchen appliances are included in the sale price.





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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,166 SQ FT / 109 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.