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Fixed Price

£399,995

6 Ryehill Grove

Leith Links | Edinburgh | EH6 8ET

This sizeable, light-filled main door traditional double upper flat forms part of the highly desirable Leith Links district, enjoying a pleasant residential setting close to the delightful open expanse of Leith Links and within easy reach of Edinburgh city centre.

- 3 Bedrooms & Office/Study room
- 2 Public rooms
- 1 Shower room
- Private Garden
- On-street Parking
- EPC Rating – E
- Council Tax Band - E



Description





Offering generous and versatile accommodation arranged over two levels, the property represents an exciting opportunity for a buyer to create a bespoke home, with excellent potential to enhance and modernise the existing accommodation to suit individual tastes and requirements.

Accessed via a private entrance, the lower hallway immediately benefiting from a useful private store, with shared access to the private rear garden. A staircase leads to the upper hall, where the well-proportioned accommodation includes a charming bay-windowed sitting room with many period features including a shelved press, cornice work and wood panelling. A spacious separate dining room is located to the rear of the property with large understair cupboard. The modern kitchen is positioned off the diningroom and is fitted with a range of modern white wall and base units with all appliances included in the sale. There are two generously proportioned double bedrooms on this level, one with built-in furniture. The shower room comprises of a three piece suite with electric shower. A staircase leads to the upper floor and leads to a particularly impressive, sizeable principal double bedroom with views towards Arthur Seat. A further office/ study with skylight window, provides an ideal work-from-home space or could be adapted to suit a variety of uses. In addition, there is substantial eaves storage, providing excellent additional storage provisions. Externally, the property benefits from a private rear garden, offering a valuable outdoor space within this sought-after city location and providing further scope for landscaping and personalisation. Further benefits include part double glazing and gas central heating (not diningroom) with a combination boiler. Overall, this is a generously proportioned and characterful home offering considerable potential for a buyer seeking a property with scope to create a truly individual home in a highly desirable and convenient Edinburgh location. Early viewing is highly recommended to appreciate the space, character and potential on offer.

Extras

All fitted floor coverings and light fittings will be included in the sale together with the cooker, fridge/freezer and washing machine.

Externally

There is a private garden to the rear, laid to lawn and accessed via a shared rear hallway, accessible directly from the property. For the car owner, ample unrestricted on-street parking is available to the front and surrounding streets.

Viewing

By appointment through Neilsons on 0131 625 2222.









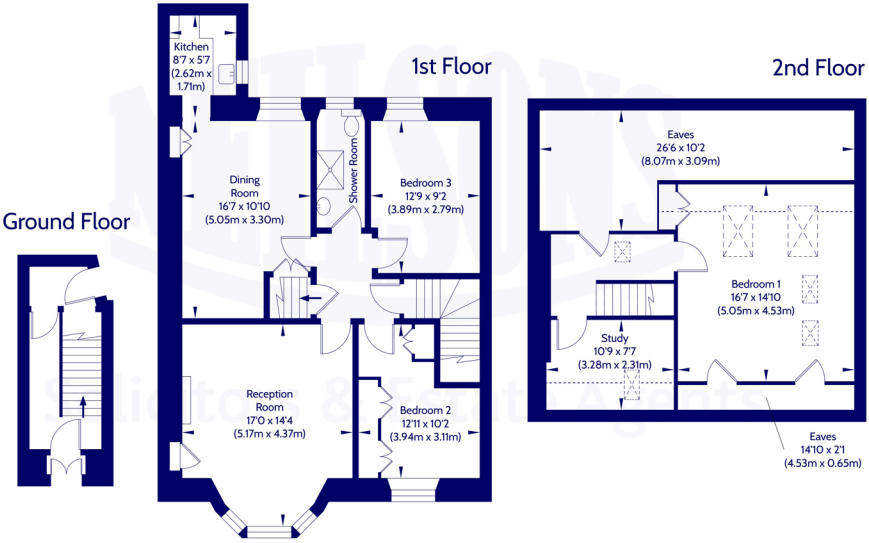
Location

Ryehill Grove forms part of the reputable residential district of Leith Links, lying east of Edinburgh's city centre. There is an excellent selection of shops and services within walking distance with the city centre easily accessible by way of frequent public transport. The delightful open space of Leith Links is literally on your door step and slightly further afield is the cosmopolitan Shore area of the city hosting an array of bars, bistros and restaurants together with the Royal Yacht Britannia and Ocean Terminal, home to department stores, a cinema complex, gym and eateries. The city of Edinburgh bypass and A1 are also within easy reach providing an ideal base for the commuter. Reputable schooling ranging from nursery to secondary level is well served within the area.





Approx. Gross Internal Floor Area 122 Sq M / 1317 Sq Ft.



Area excludes eaves.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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