

COULTERS[©]



13 RYEHILL GARDENS

LEITH LINKS, EDINBURGH, EH6 8ER

 3 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

13 Ryehill Gardens is an exceptional double upper villa, beautifully presented throughout and offering spacious, flexible accommodation arranged over three levels. Accessed via its own private main door entrance, the property perfectly blends elegant period proportions with stylish contemporary finishes, all within a highly desirable residential setting.



The accommodation begins with a welcoming entrance and handsome staircase featuring a newly fitted runner, leading to a bright central hallway on the first floor. The stunning bay-windowed sitting room is a particularly impressive space, centred around an attractive fireplace with gas fire and enjoying excellent natural light.



KEY FEATURES



Beautifully presented double upper villa.



Three bedrooms, one with an en-suite.



Lovely private rear garden.



Unrestricted on street parking.



Tram stop and bus links nearby.



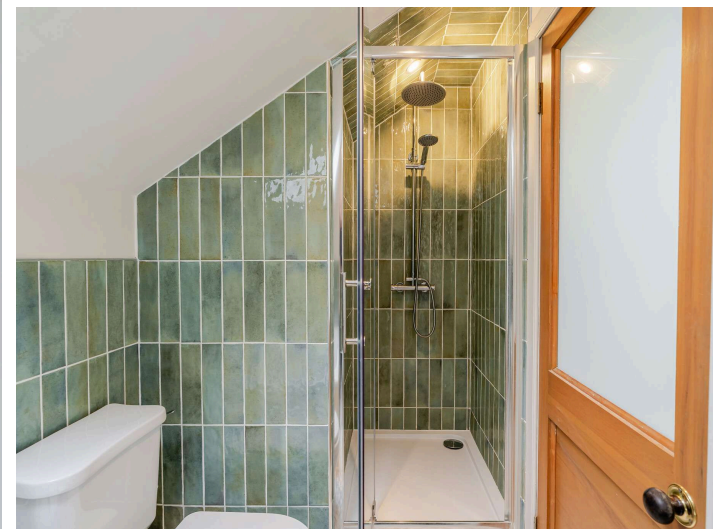
Within a short stroll of Leith Links.



EPC Rating - D



Council Tax Band - E



To the rear, the separate kitchen and dining room has been thoughtfully designed with stylish fitted units, integrated appliances and ample space for dining and entertaining, while the adjoining utility area provide valuable additional storage and practicality.

Also on this level are two generous double bedrooms, both beautifully presented and well proportioned and a modern shower room.



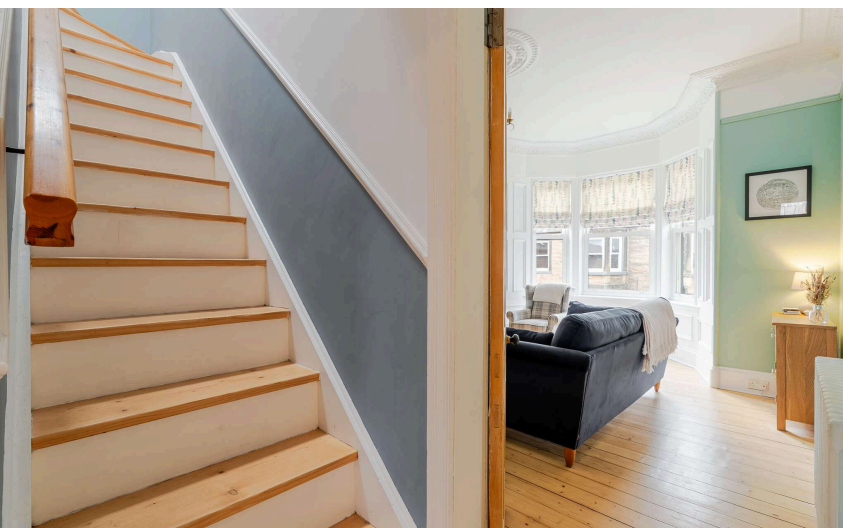
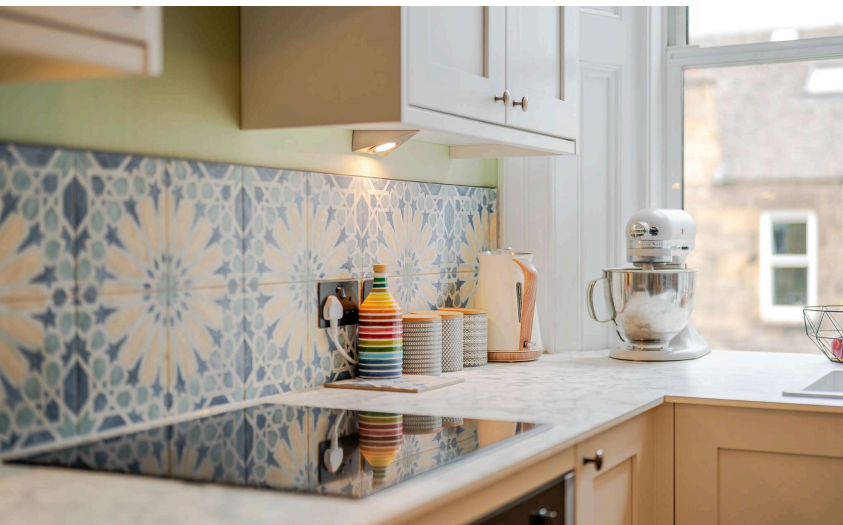


MORE INFORMATION

Occupying the upper floor, the principal bedroom suite offers a superb private retreat, complete with a luxurious en suite bathroom featuring a bath and separate shower enclosure, as well as a walk-in wardrobe. A further separate room on this level provides excellent versatility and would be ideal as a home office, study or nursery.

On the ground floor, the property further benefits from a large understair storage cupboard, ideal for bikes and gardening equipment. Externally, there is a lovely private garden with a sunny decked seating area, providing an excellent space for relaxing and outdoor entertaining.









THE LOCAL AREA

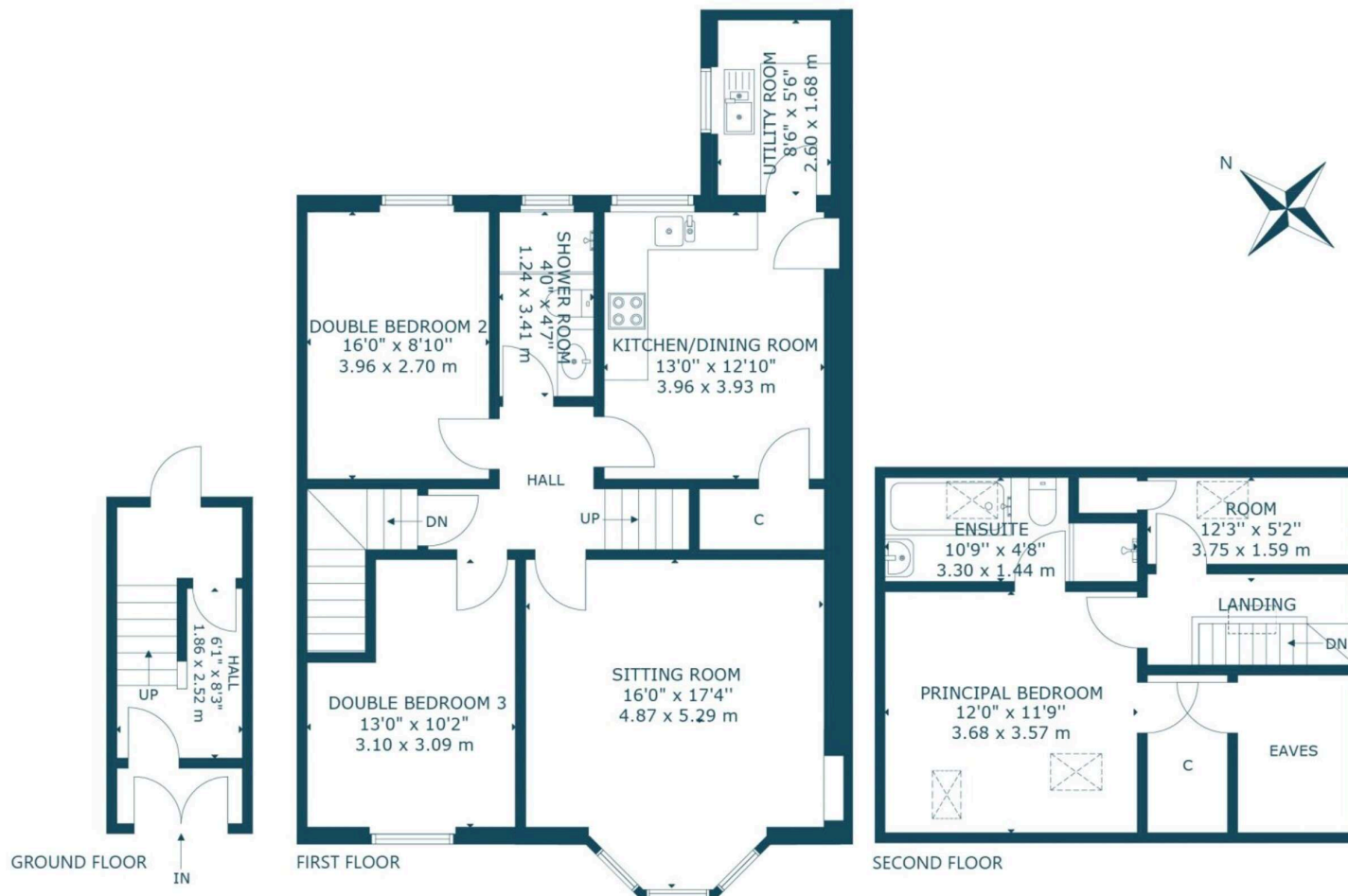
The cosmopolitan area of Leith is a vibrant and popular district with an exceptional variety of leisure, dining and retail choices. Situated a short distance to the north of Edinburgh's City Centre, the area is well connected by both buses and trams. Leith Links is a wonderful spot for walking and running and offers sports pitches and tennis courts.

The exciting Shore area boasts Michelin starred restaurants and numerous trendy bars. Daily shopping needs are met by a mix of convenience stores and grocers whilst a large Tesco sits at the foot of Leith Walk. Superb transport links ensure that a regular bus and tram services take you swiftly into the City Centre, to Waverley train station and onwards to Edinburgh Airport.

EXTRAS

All blinds, curtains, light fittings, fitted flooring, integrated appliances and fridge are included in the sale price.





13 RYEHILL GARDENS, EDINBURGH, EH6 8ER
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,475 SQ FT / 137 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

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.