McEwan Fraser Legal
Solicitors & Estate Agents

# 19 Ryehill Place

LEITH LINKS, EDINBURGH, EH6 8EP

*Charming three-bedroom lower villa with study and private garden moments from Leith Links*

0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

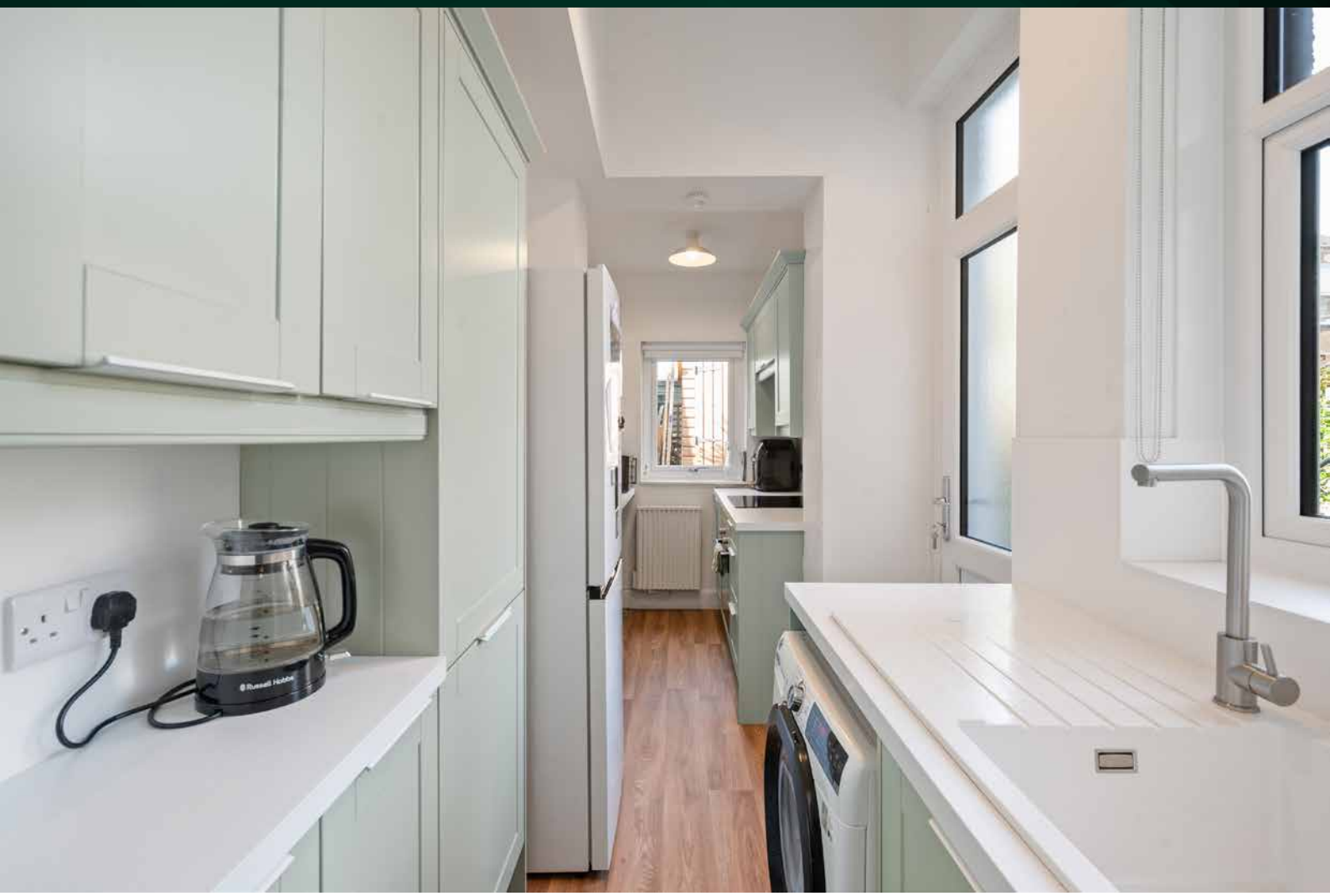
This attractive three-bedroom lower villa with an additional box room offers bright, well-proportioned accommodation, complemented by charming original features and a private rear garden. The property is welcomed through a front porch featuring beautiful original tiled flooring, showcasing an intricate geometric pattern in rich period colours with decorative border detailing, immediately adding character and a traditional touch to the home.

From here, a bright and spacious hallway is finished in neutral decor with fitted carpeting and provides access throughout the accommodation.

# THE LIVING ROOM

The living room is bright and inviting, finished in neutral tones with ample space for freestanding furniture. The room flows conveniently through to the adjoining hallway and accommodation beyond, creating a practical and comfortable layout.

# THE KITCHEN

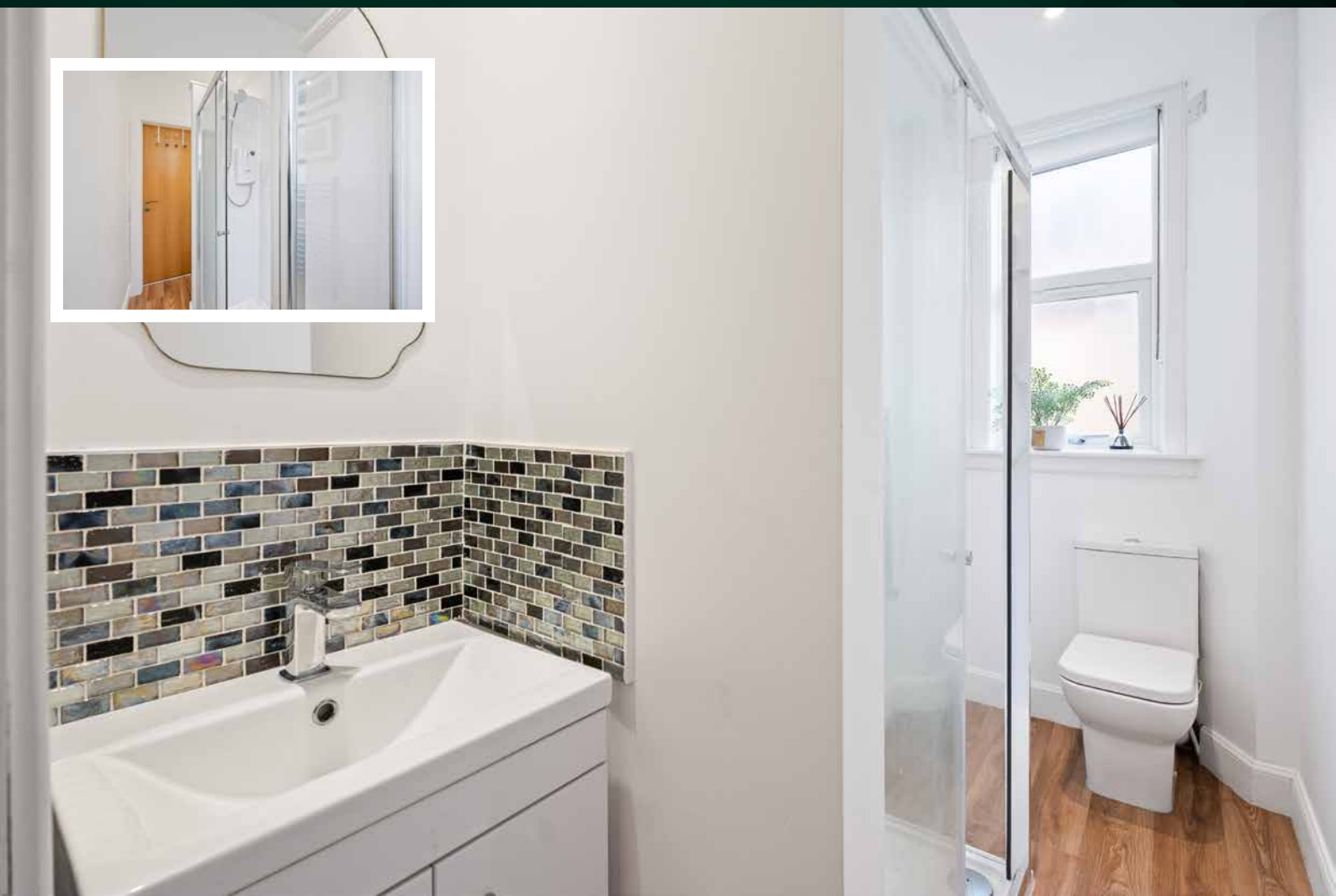


The modern kitchen is finished in neutral tones with attractive pastel green wood-effect cabinetry, contrasting white worktops and laminate flooring. Integrated cooking appliances are provided alongside space for a washing machine, while direct access leads conveniently into the private rear garden.

The property offers three well-proportioned bedrooms, all finished in neutral decor with fitted carpeting and benefiting from plenty of natural light. Each provides ample space for freestanding furniture, while the principal bedroom further benefits from useful built-in storage. In addition, a versatile box room is currently utilised as a home study and benefits from built-in storage, providing an ideal space for home working or additional storage requirements.

The bright shower room is finished in fresh neutral tones and features a shower enclosure with glass screen, wash hand basin and WC, complemented by tiled splashback detailing around the sink and practical laminate flooring.

# THE SHOWER ROOM



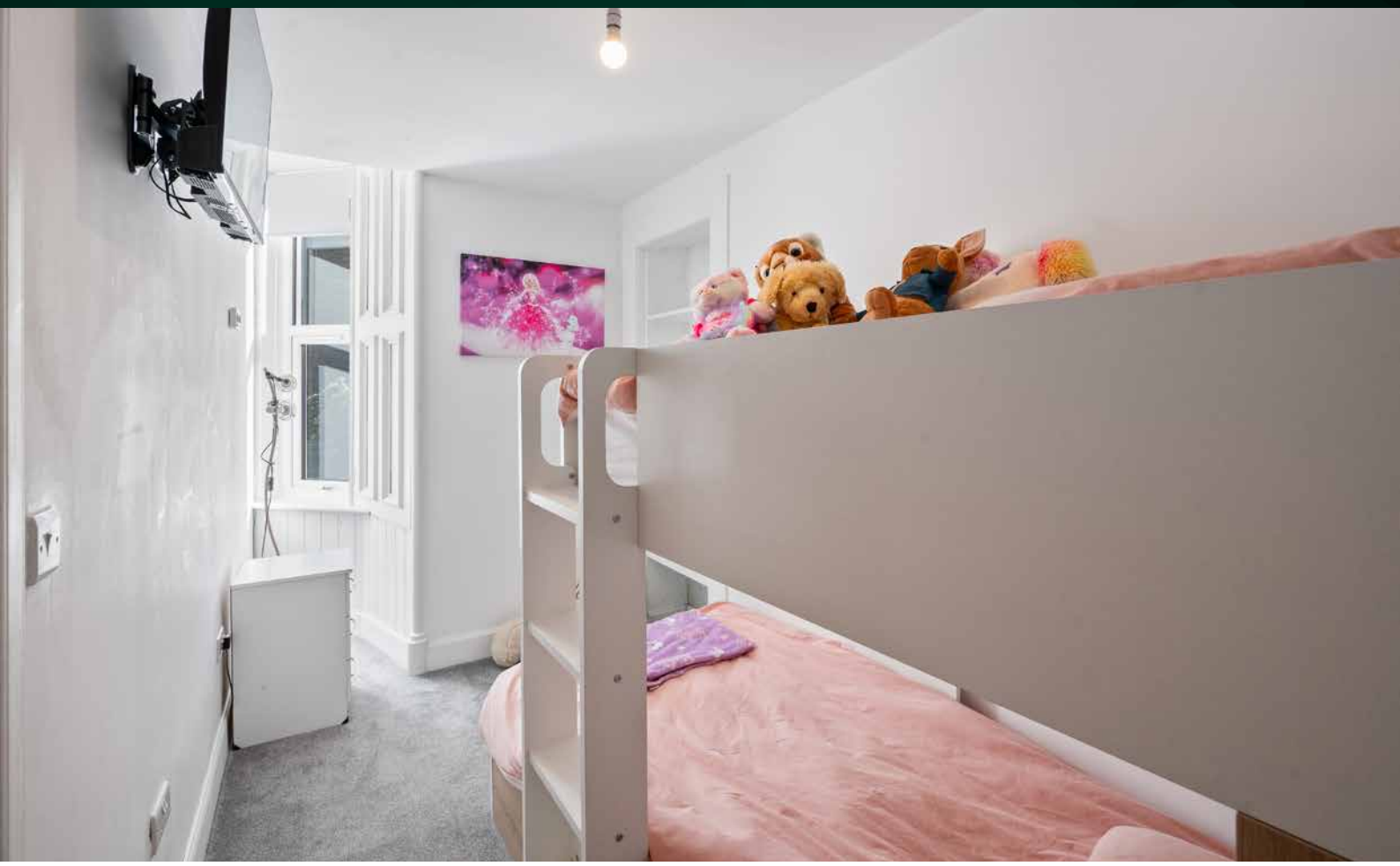
# BEDROOM 1

# BEDROOM 2

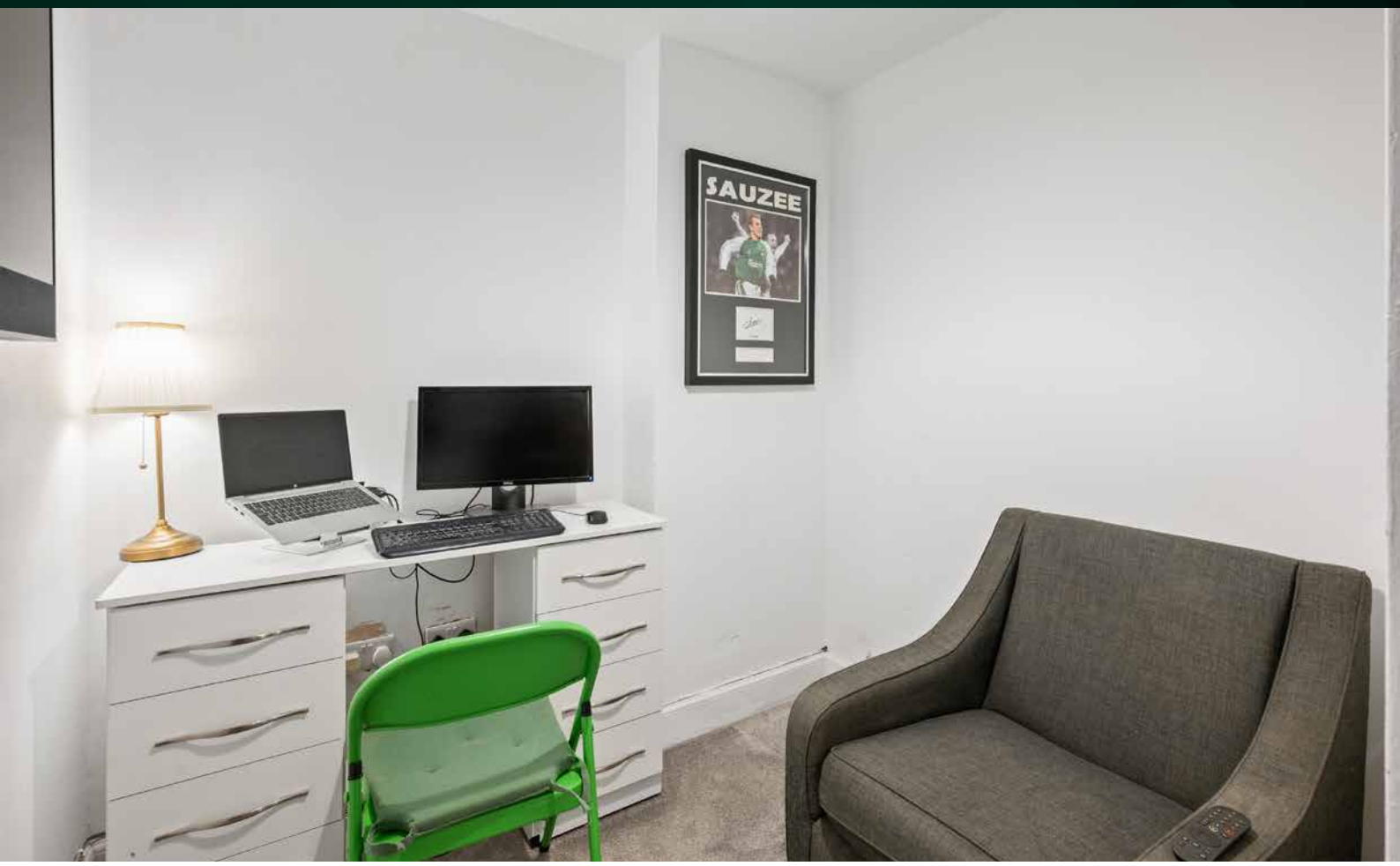
Dance as though no one is watching
Love as though you've never been hurt
Sing as though no one can hear you
Live as if heaven is on earth
I love you

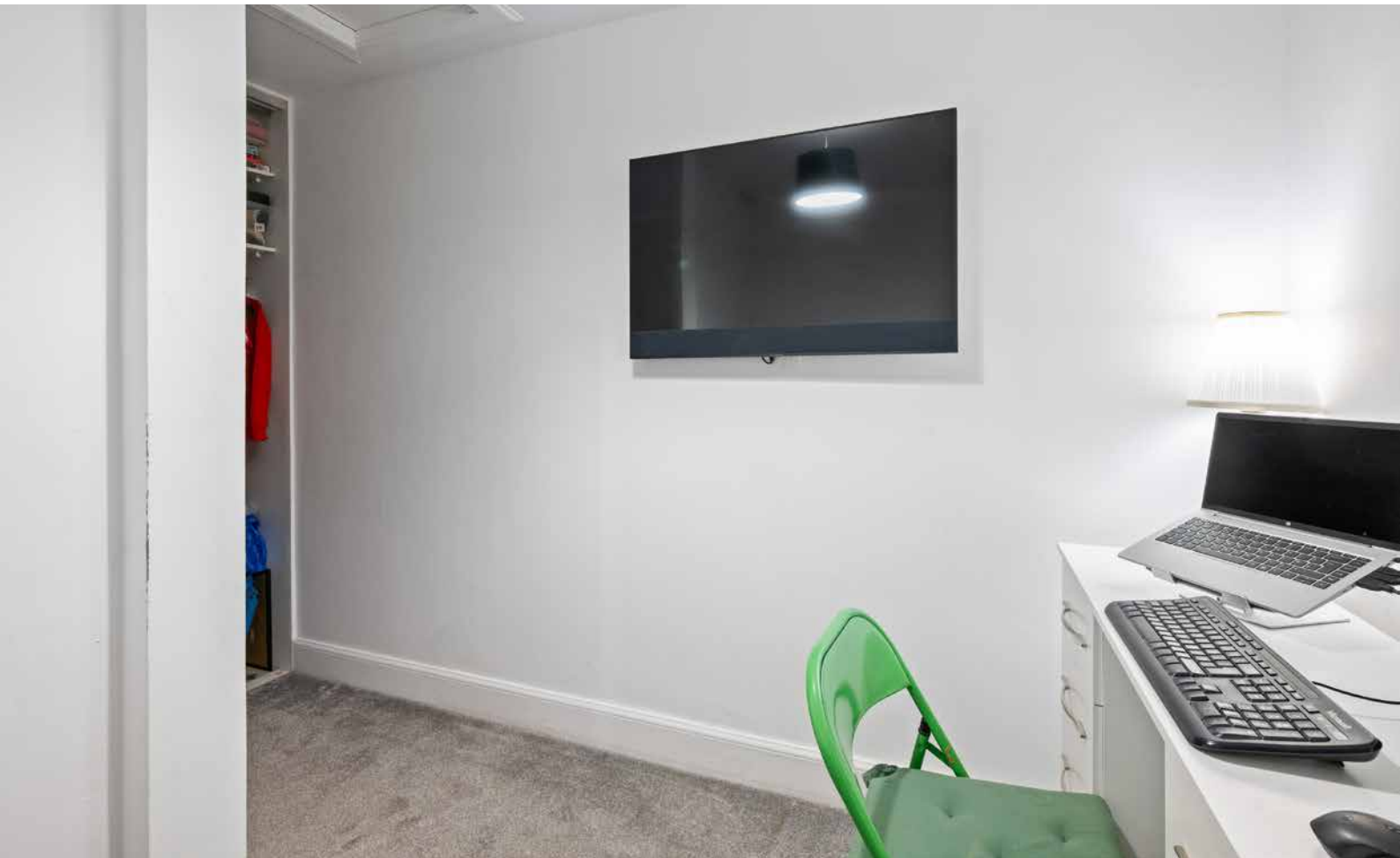
when I tell you
I love you
don't say it out of habit
or to make conversation
say it to remind you that
YOU ARE the
Best Thing

# BEDROOM 3



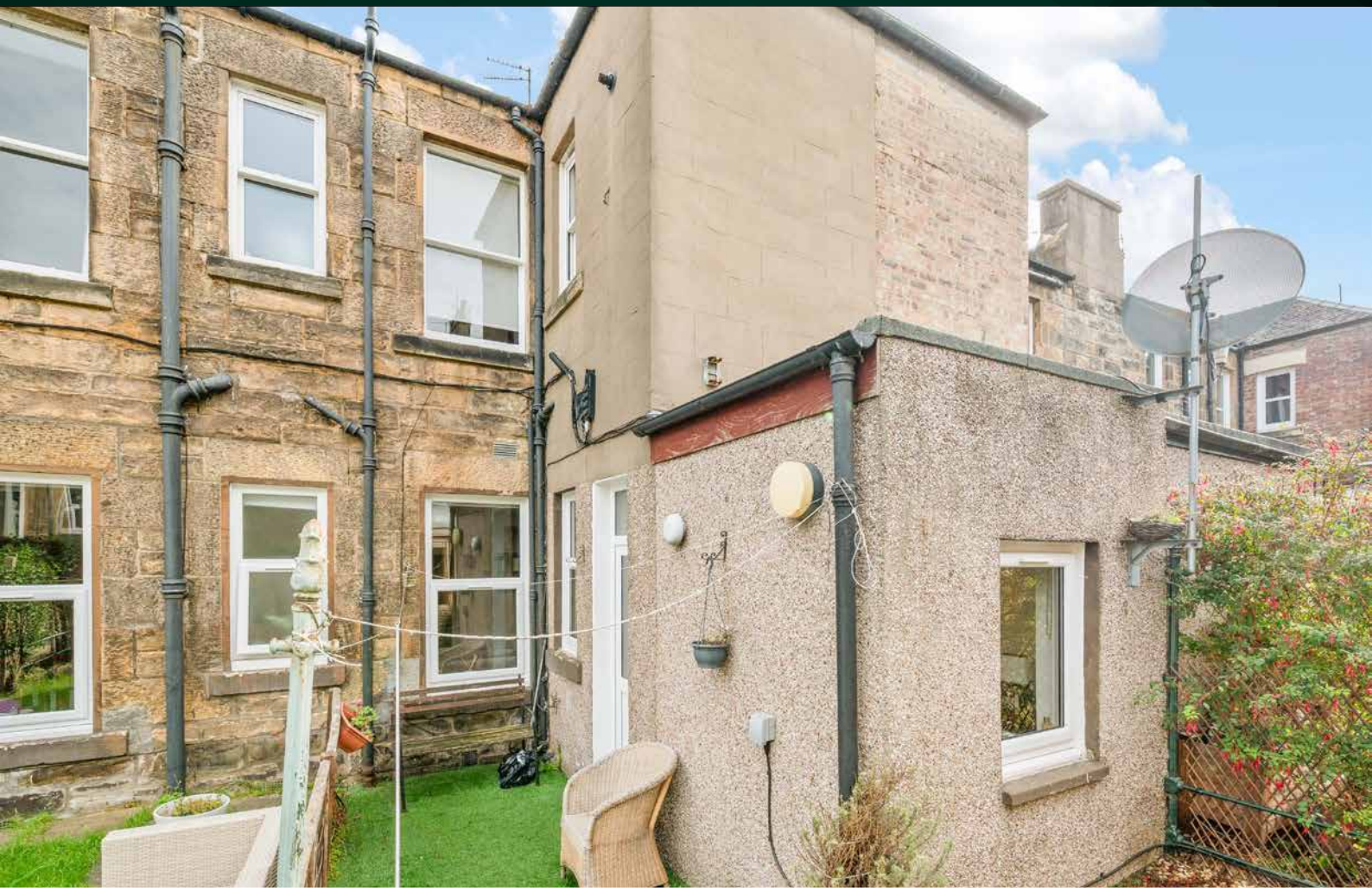
# THE BOX ROOM



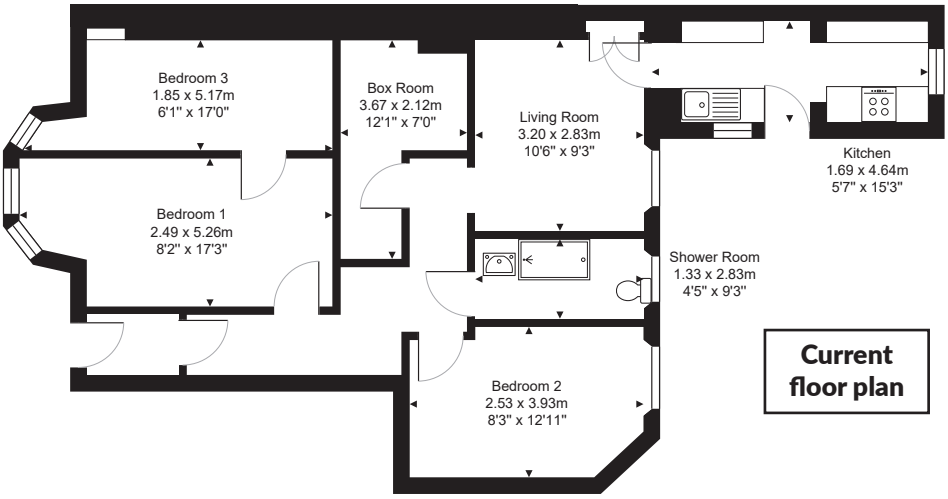



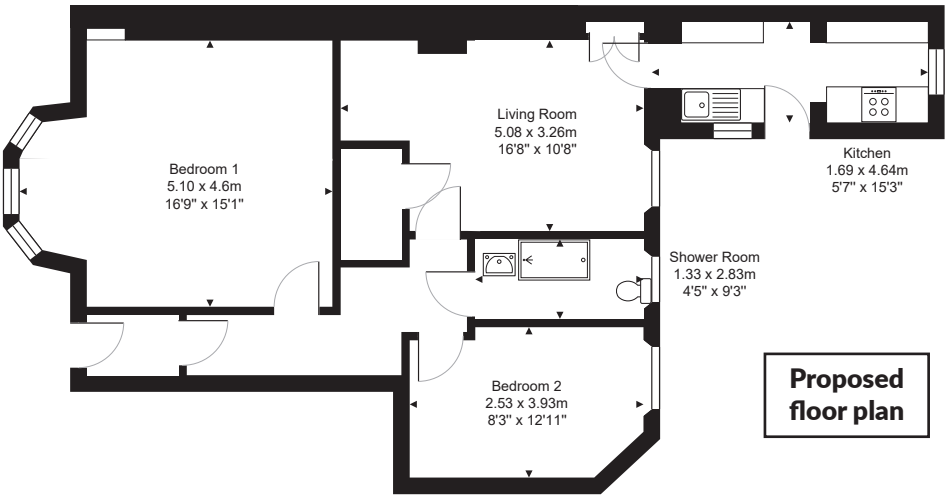
Externally, the property benefits from a private rear garden, mainly laid to lawn with space for planting and outdoor furniture. A substantial garden shed benefits from power, providing excellent additional storage or a versatile space for hobbies and other uses.

# EXTERNALS



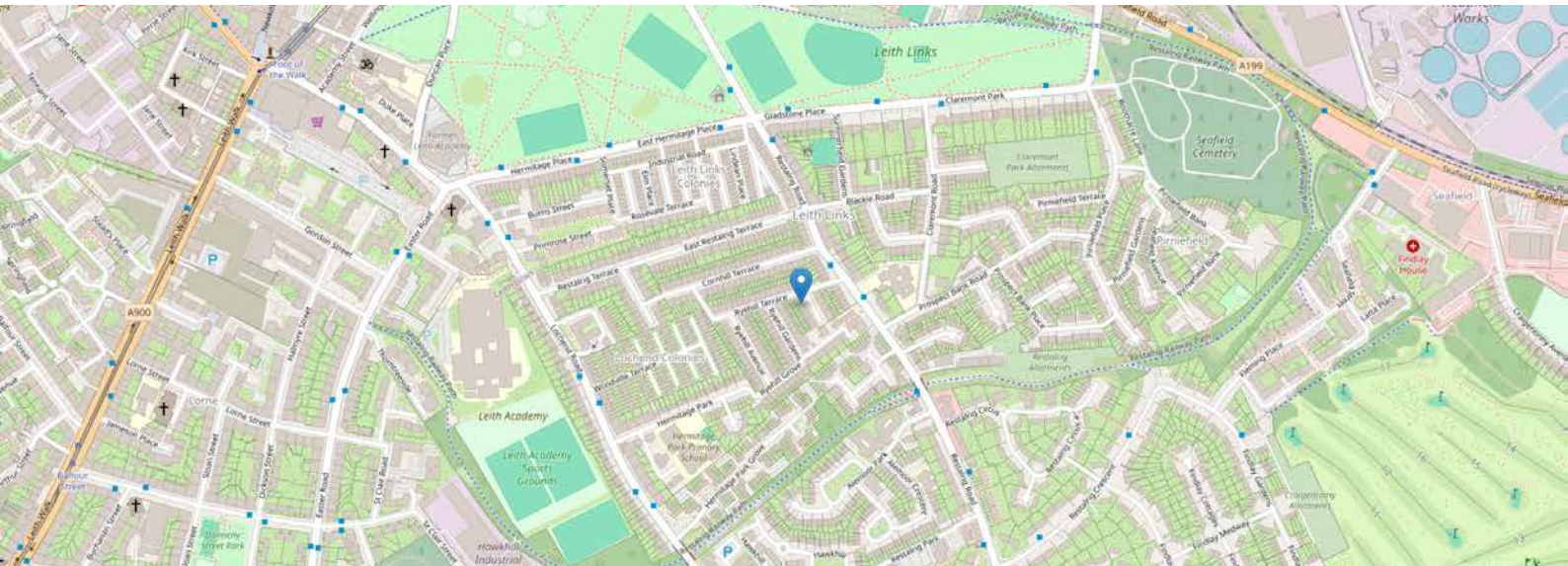
# FLOOR PLAN & DIMENSIONS




Approximate Dimensions (Taken from the widest point)

Gross internal floor area ($m^2$): 68$m^2$ | EPC Rating: D



# THE LOCATION

Ryehill Place enjoys a desirable position within the popular Leith Links area of Edinburgh, offering an excellent balance of green open space, local amenities and convenient access to the city centre. The expansive Leith Links is within easy reach, providing attractive parkland ideal for walking, recreation and outdoor activities.

The surrounding Leith area offers an excellent selection of independent cafés, restaurants, bars and shops, with the vibrant Shore district and its renowned waterfront dining scene also easily accessible. Further shopping and leisure facilities can be found at nearby Ocean Terminal.

The area is well served by regular bus services and Edinburgh's tram network, providing convenient connections across the capital, including the city centre and Edinburgh Airport. Road links also offer straightforward access to surrounding areas.

Families are well catered for with a range of schooling options and local amenities nearby, while the combination of excellent transport links, green spaces and Leith's thriving social scene makes this a highly appealing location for a wide variety of buyers.

McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part Exchange Available

GOLD
SCOTLAND ESTATE AGENCY of the YEAR
IN ASSOCIATION WITH
THE SUNDAY TIMES
THE TIMES

Text and description
**ZOE CARMICHAEL**
Property Transaction Manager

Layout graphics and design
**ALLY CLARK**
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.