

KILGOUR

PROPERTY



3 Ryehill Terrace, Leith, Edinburgh, EH6 8EW





- Living Room (Bay Window)
- Kitchen/Dining Room
- Utility Room
- Bathroom
- Shower Room
- Gas central heating
- Double Glazing
- Private Gardens to Front & Rear
- On Street Parking
- Council Tax – Band E
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

Description

This appealing traditional main-door double-upper flat offers spacious and versatile accommodation arranged over two levels. Rich in period character and benefiting from its own private entrance, the property provides a welcoming home with well-proportioned rooms and excellent flexibility for modern living. Gas central heating and double glazing ensure comfort and efficiency throughout the year. Externally, the property enjoys private garden grounds, providing an attractive space for outdoor dining, relaxation and gardening, while convenient on-street parking is available. Offering an excellent combination of character, space and practical features, this distinctive home is certain to appeal to a wide range of buyers.

Location

Ryehill Terrace is a quiet residential street tucked away in the popular Leith Links area, within easy reach of an excellent range of local amenities. The expansive green spaces of Leith Links and nearby Lochend Park provide attractive opportunities for walking, recreation and outdoor leisure, while the vibrant Shore district offers an impressive selection of cafés, bars and highly regarded restaurants. Everyday shopping is well catered for by the independent shops and conveniences of Easter Road and Leith Walk, with larger retail facilities also available at Ocean Terminal and Meadowbank Retail Park. The area benefits from regular bus services, and the tram stop at The Shore provides convenient connections to the city centre, Edinburgh Airport and Newhaven. Road links towards the A1 and the City Bypass are also readily accessible, making this a well-connected location for travel throughout Edinburgh and beyond.



1 4 2 C 
EPC BANDE 
COUNCIL TAX BAND

Living Room	17'1 x 14'5	5.20 x 4.40m
Kitchen/Dining Area	12'10 x 10'6	3.90 x 3.20m
Utility Room	6'7 x 5'7	2.00 x 1.70m
Bedroom 1	17'9 x 11'10	5.40 x 3.60m
Bedroom 2	12'10 x 9'6	3.90 x 2.90m
Bedroom 3	13'0 x 10'5	3.96 x 3.17m
Bedroom 4	8'10 x 6'11	2.70 x 2.10m
Bathroom	8'10 x 3'11	2.70 x 1.20m
Shower Room	7'3 x 5'2	2.20 x 1.58m







KILGOUR
PROPERTY

95 Clerk Street, Loanhead,
Midlothian EH20 9RE
enquiries@kilgourproperty.co.uk
0131 273 5233

kilgourproperty.co.uk

rightmove

ZOOPLA

OnTheMarket.com

PrimeLocation

f o X in