



20 Ryehill Avenue
LEITH | EDINBURGH | EH6 8EU


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Nestled on a quiet Victorian street in the heart of prestigious Leith, moments from excellent amenities, quick transport links and the vast open green spaces of Leith Links is this immaculately presented and recently renovated main door lower villa. Boasting a new kitchen and shower room, gardens, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright bay windowed master bedroom with detailed cornicing, a stylish lounge with generous dining space, a new kitchen with attractive units with a useful utility room off, a second well-proportioned double bedroom and the flat is completed by an exquisite new shower room.

- Main door lower villa in luxury move-in condition
- Quiet street in the heart of Leith
- Welcoming hallway with ample storage
- Bay windowed bedroom with period features
- Lounge with dining space
- New kitchen with a utility room off
- Second double bedroom
- Stylish shower room
- Gardens to front and rear
- Free on street parking

Energy rating C, Council tax band D. There is no factor associated with this property.

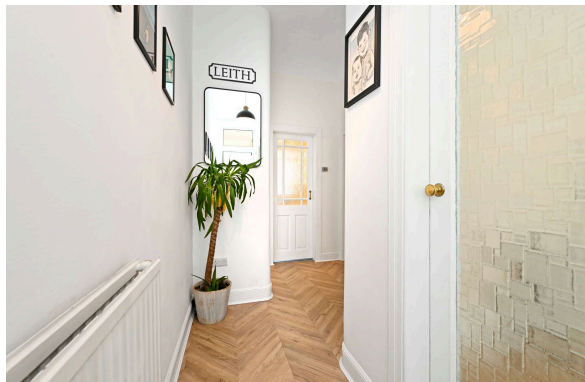
Extras included in this sale will be light fittings, washing machine, dishwasher, oven/hob, fridge freezer, blinds, fitted wardrobes and shutters.

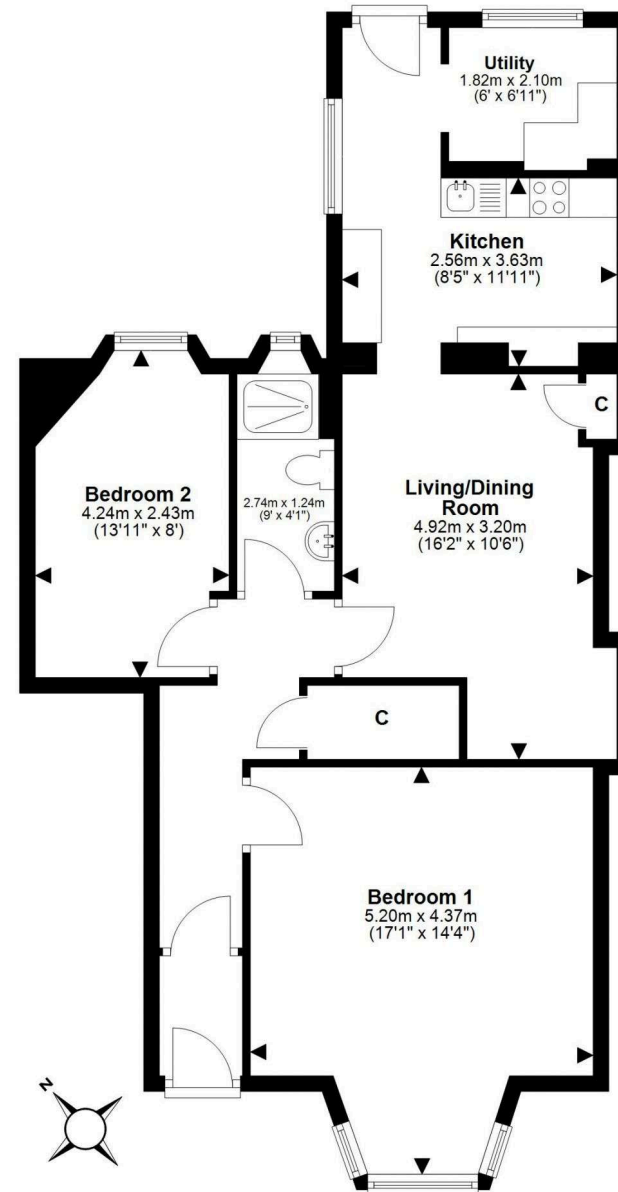
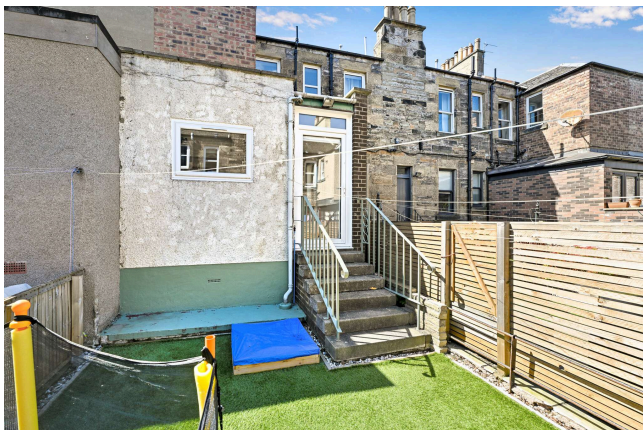
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





The vibrant area of Leith is highly sought after - in 2023 Time Out listed it as one of the coolest places to live. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Jazz & Blues Festival, the Leith School of Art, and the newly reopened Leith Theatre. You will find an exceptional selection of shops, international food stores, supermarkets, street food events and a Farmer's Market. Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, gym, and you'll find outstanding retail and food outlets at St James Quarter. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green space of Leith Links. For the fitness enthusiast, Leith Victoria Swim Centre offers a swimming pool, fitness classes and gym. The area benefits from an excellent public transport system with 24-hour buses and a tramline running from Newhaven to Edinburgh Airport.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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