

COULTERS®

21 RYEHILL PLACE

LEITH LINKS, EDINBURGH, EH6 8EP

3 BED

2 BATH

1 PUBLIC



TAKE A LOOK INSIDE

21 Ryehill Place is an exceptional double upper villa, fully renovated and beautifully presented, set over three floors and located just a short stroll from the open green spaces of Leith Links. This impressive home blends contemporary design with character features, offering generous and flexible accommodation ideally suited to modern living. With unrestricted on-street parking and a private rear garden, the property provides both convenience and outdoor space.

KEY FEATURES

- Impeccably presented double upper villa.
- Three bedrooms, one with an en-suite.
- Private rear garden.
- Unrestricted on street parking.
- Exceptionally luxurious finishes.
- Within a short stroll of Leith Links.
- EPC Rating - C
- Council Tax Band - E



At the heart of the home is a large and bright open-plan sitting room and kitchen, thoughtfully designed to create a highly sociable living environment. The sitting area is enhanced by an elegant bay window and a log burning stove, adding warmth and character, while the kitchen incorporates Neff appliances, a dining area and breakfast bar, making it ideal for entertaining and everyday family life. A separate utility room located off the kitchen adds valuable practicality and storage, and a stylish modern shower room further enhances the home's functionality.



MORE INFORMATION

The property offers three well-proportioned bedrooms, with the principal bedroom enjoying the luxury of a four-piece en-suite bathroom complete with walk-in shower, freestanding bath and underfloor heating. Bedroom three is particularly versatile and could easily be utilised as a home office or study, catering to changing lifestyle needs.

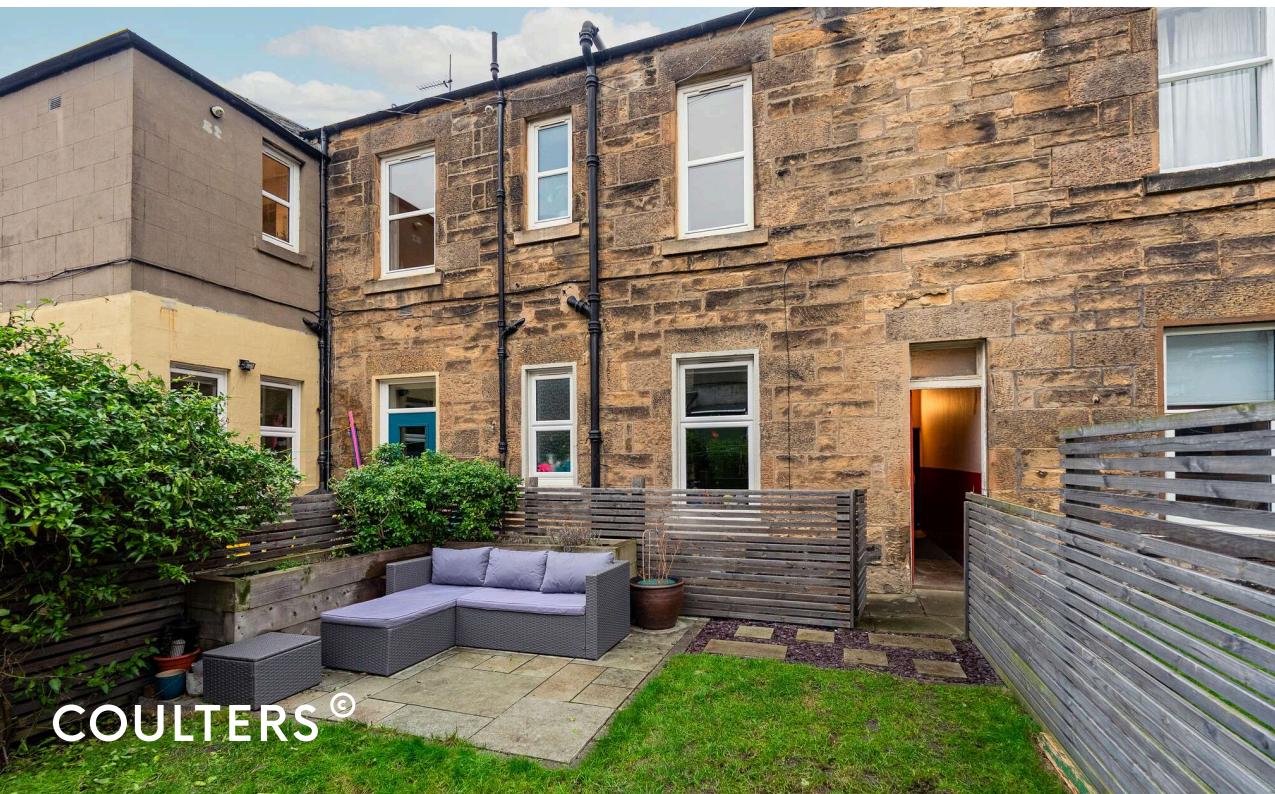
Finished to a high standard throughout, this outstanding home combines space, style and location, making it a rare opportunity within this vibrant and well-connected part of the city.







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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.

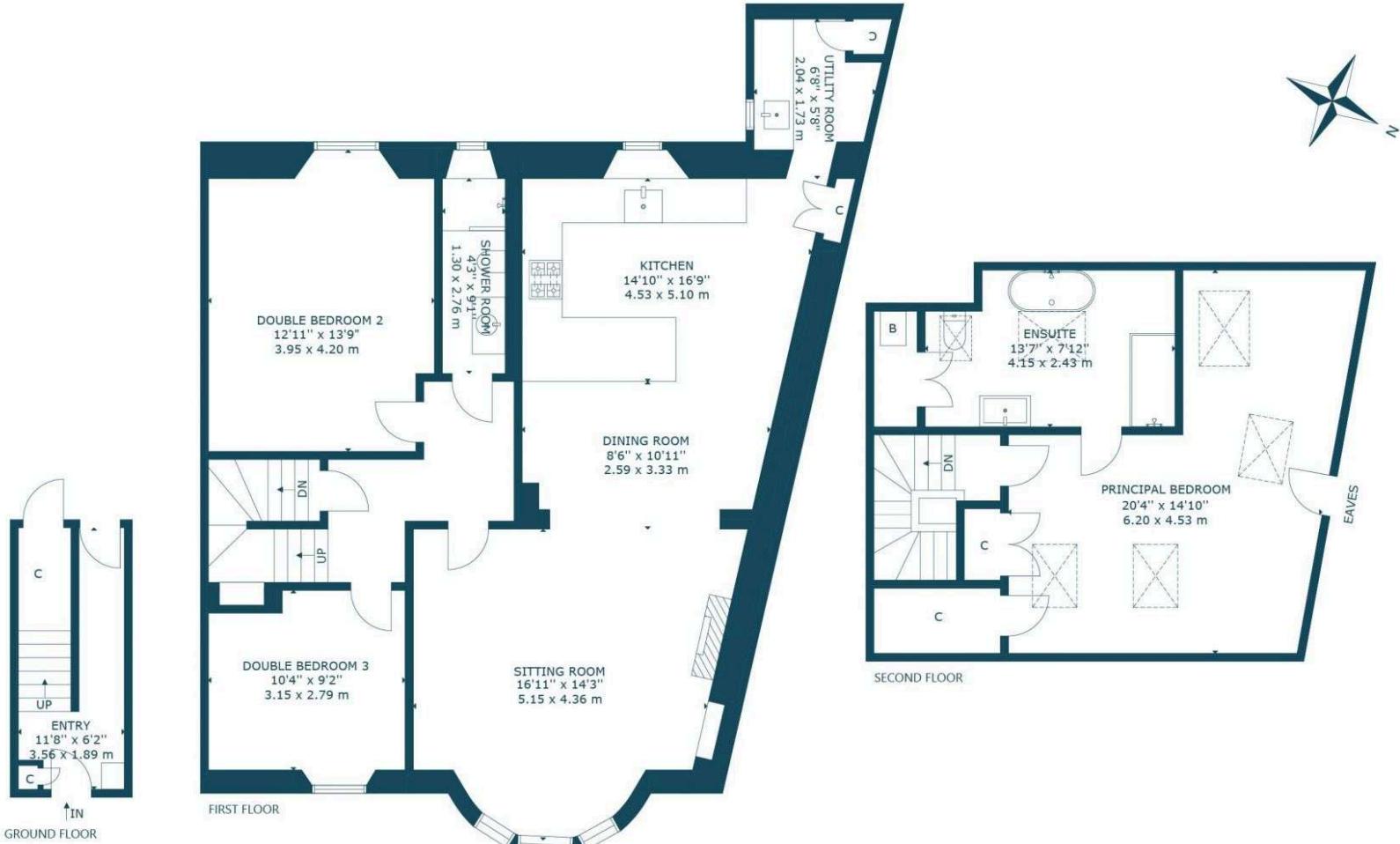
The exciting Shore area boasts Michelin starred restaurants and numerous trendy bars. Daily shopping needs are met by a mix of convenience stores and grocers whilst a large Tesco sits at the foot of Leith Walk.

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

The integrated appliances, free-standing Samsung fridge, super king bed and mattress in principle bedroom, light fittings (excluding bedroom 2), fitted flooring and blinds are included in the sale. The coat rack and bicycle stand in the entrance are not included in the sale.

Some items of furniture are available by separate negotiation.



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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2,178 SQ FT / 203 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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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.