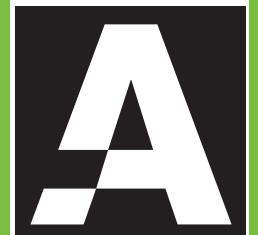


**22 Ryehill Avenue  
Edinburgh, EH6 8EU**



"22 Ryehill Avenue is a bright and spacious, traditional double-upper villa, which is in true move in condition"

- VESTIBULE
- LOWER HALL
- STAIRCASE
- FIRST FLOOR LANDING
- LIVING ROOM
- KITCHEN/DINING
- UTILITY ROOM
- SHOWER ROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR/HOME OFFICE
- BATHROOM
- FRONT & REAR GARDENS
- ON STREET PARKING





## LOCATION

Leith Links is an extremely popular residential area situated to the east of Edinburgh. The property is a short distance from the cosmopolitan area of the Shore, which offers a wonderful selection of bars, restaurants and specialist shops.

The nearby Ocean Terminal has an excellent range of shops, multi-screen cinema complex and is home to the impressive Royal Yacht Britannia. Further shopping can be carried out in the neighbouring Leith, Meadowbank and Portobello areas.

The sports minded will appreciate the wide variety of recreational facilities including, Victoria Baths and Fitness Centre, Meadowbank Sports Centre and two local outdoor bowling clubs.

Leith Links itself also provides a lovely environment to walk, take children to the play park or to take dog/s for exercise which could lead onto the recently upgraded walkway with exits at Pirniefield, the Findlay's, Restalrig Road, Lochend Road or Easter Road.

Education is well served locally from nursery, primary and secondary schooling. The refurbished Edinburgh College (Jewel & Esk Campus) and Queen Margaret University campus are all easily reached.

The property is ideally placed for those working within the city centre and has an excellent public transport service.

## COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



## DESCRIPTION

22 Ryehill Avenue is a bright and spacious, traditional double-upper villa, which is in true move in condition. The period and contemporary features complements each other flawlessly, and in turn represents a wonderful family home within the highly desirable Leith Links area. Hermitage Park Primary School is a few minutes' walk away.

The accommodation comprises: storm doors with vestibule; lower hall with a secure rear door to the private garden; original staircase leads up to the first-floor landing; living room with wide bay window, open Edinburgh Press and ornate cornicing; dining kitchen with pantry; utility room off with useful second sink and window; well-proportioned double bedrooms two and three; family shower room with window; return stair case leading to second floor with Velux window; double bedroom one with bespoke built-in wardrobes and storage into the eaves; double bedroom 4 / home office and a family sized bathroom.

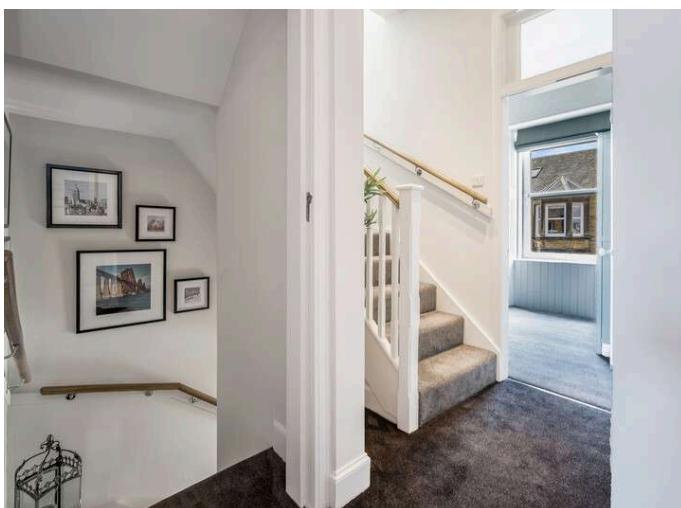
Further benefits include; gas central heating; double glazing; redecorated to a high order; easily maintained front garden; mutual back passageway with deep private storage cupboard off to enclosed rear garden which is paved and has artificial grass; unrestricted on street parking; great local amenities and excellent transport links.

## EPC RATING

The energy efficiency rating for this property is band Unknown

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.

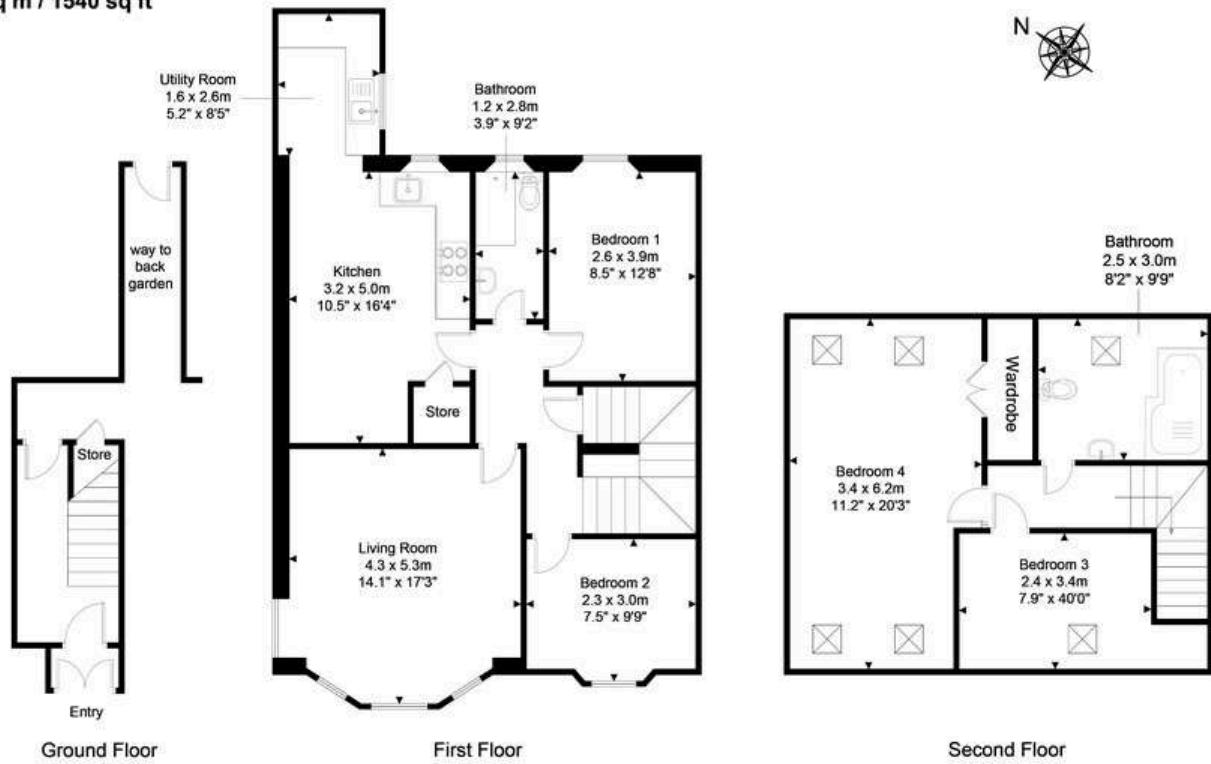
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



22 Ryehill Avenue, Leith Links, EH6 8EU

Approximate Gross Area

143 sq m / 1540 sq ft



Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquiries.



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