



13 Ryehill Place
Edinburgh, EH6 8EP



"13 Ryehill Place is a superb 2 bed main door, first floor flat, situated within the popular residential area"

- ENTRANCE HALL
- LIVING ROOM
- KITCHEN
- DINING ROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- FLOORED ATTIC
- DOUBLE GLAZING
- FRONT AND REAR GARDENS
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





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.

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. A short drive away allows access onto the beginning of the A1 from where the city bypass and other areas can be reached.

COUNCIL TAX

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

DESCRIPTION

13 Ryehill Place is a superb 2 bed main door, first floor flat, situated within the popular residential area just off the Leith Links and offers spacious accommodation throughout along with superb development potential, subject to the necessary permissions. The area is well served with shopping facilities and transport services to the city centre and surrounding area and will appeal to a multitude of buyers. The accommodation comprises: entrance hall with ornate balustrade and access out on to the private rear garden; first floor central hall; bay-fronted living room with ornate cornicing and press cupboard; dining room with galley kitchen off; rear facing double bedroom 1; front facing double bedroom 2 and shower room. There is a large, floored attic space with sky light offering incredible development potential for extension. Externally there is a west facing rear garden, mostly laid to lawn, with mature shrubbery. There is ample unrestricted on street parking. Further benefits include double glazing and gas mains supply.

EPC RATING

The energy efficiency rating for this property is band F

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.



13 Ryehill Pl, Edinburgh EH6 8EP
Approximate Gross Area
136 sq m / 1463 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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