










Offers Over
£285,000

3 Ryehill Gardens

Leith Links | Edinburgh | EH6 8ER

A tremendous opportunity has arisen to acquire this fantastic two bedroom main door lower villa quietly positioned within the sought-after district of Leith Links. Within easy reach of the city centre, excellent amenities and commuting links, the property will undoubtedly appeal to a multitude of buyers including professionals, couples and growing families.

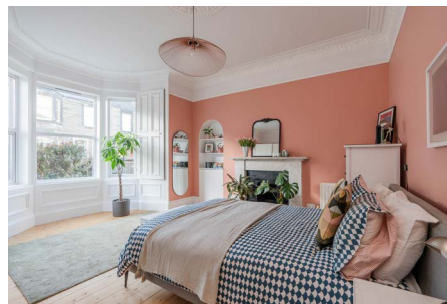
-  2 beds
-  1 public
-  1 bathroom
-  Private gardens
-  On-street parking
-  EPC Band - C
-  Council Tax Band - D



Description

Internally, the property is presented in true walk-in condition while briefly comprising of; welcoming entrance hallway, bright and airy lounge/diner with an Edinburgh press cupboard and a large storage cupboard with access to the cellar, modern fully-fitted kitchen with a range of integrated and freestanding white goods while being finished with stylish base and wall-mounted units and a wooden worktop, spacious double bedroom with a bay window with working shutters, Edinburgh press cupboard and beautiful decorative cornicing, second well-proportioned double bedroom with ample space for freestanding furniture, and a partially-tiled shower room with a rainfall shower, heated towel rail and downlights.

The property also benefits from gas central heating and a mixture of single and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated induction hob and oven, freestanding fridge-freezer and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

The property is situated within a quiet street with ample on street parking for residents and visitors alike. The private gardens to the front and rear, to the front is a low maintenance patio area and to the rear is wooden decked area with raised beds, ideal for outside entertaining.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

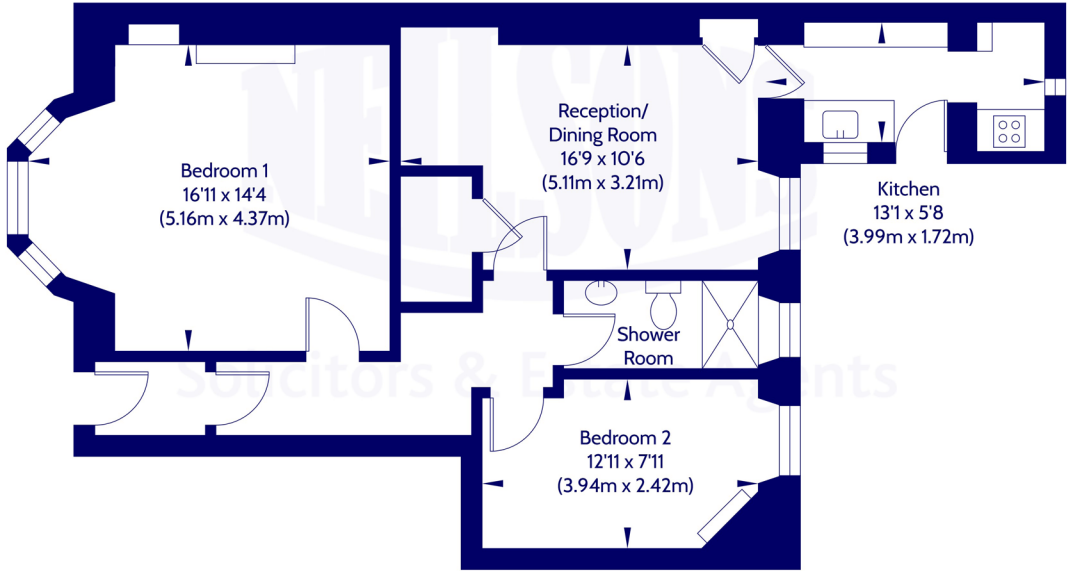
Ryehill Gardens forms part of the reputable residential district of Leith Links, lying east of Edinburgh's city centre. There is an excellent selection of shops and services within walking distance with the city centre easily accessible by way of frequent public transport. The delightful open space of Leith Links is literally on your door step and slightly further afield is the cosmopolitan Shore area of the city hosting an array of bars, bistros and restaurants together with the Royal Yacht Britannia and Ocean Terminal, home to department stores, a cinema complex, gym and eateries. The city of Edinburgh bypass and A1 are also within easy reach providing an ideal base for the commuter. Reputable schooling ranging from nursery to secondary level is well served within the area.

Ground Floor

Approx. Internal Area 69.03 Sq M / 743 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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