



Edinburgh

11 RYEHILL GARDENS • EH6 8ER

Beautiful main door lower villa with many period features and private gardens, within easy reach of excellent amenities.



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espc Please note these particulars have been carefully prepared and though they are believed to be accurate they are not warranted and do not form part of any contract.

DESCRIPTION

11 Ryehill Gardens is an attractive main door lower villa, boasting many period features, situated in a popular residential area within easy reach of excellent amenities. The property is entered into a vestibule leading to a welcoming hallway with sanded flooring. There is a beautiful bay windowed lounge to the front with a fire surround and an Edinburgh Press and the room has sanded flooring, beautiful ceiling rose, cornice, picture rail and working shutters. To the rear is an attractive and well-proportioned kitchen/dining room which has French doors to the rear garden. This room also has sanded flooring and there is space for seating and dining and two storage cupboards. The kitchen area has fitted base and wall units, including display units, with wooden work surfaces and tiled splashback. There is an inset ceramic sink with mixer tap and the cooker, fridge freezer and washing machine are included in the sale. Off the kitchen is a room currently used as a gym with a window to the side of the building. Also to the rear is a double bedroom with a window to the rear with working shutters and to complete the accommodation, a lovely bright modern bathroom with a white suite and shower over the bath, a window to the rear and generous wall tiling. The property benefits from double glazing and gas central heating and there are private gardens to the front and rear. The front garden has been paved for ease of maintenance and has a garden shed and there is also a lovely garden to the rear with a patio area and an area of lawn and a garden shed. On street parking is available. Early viewing is essential to appreciate the quality of the accommodation on offer.

LOCATION

Ryehill Gardens is just a short walk from Leith Links Park and to Easter Road and The Shore areas and has easy access to the city centre. The area is well served by frequent bus services and for drivers there is access to the A1 from nearby Portobello leading to the city bypass and beyond. Leith has an excellent range of shops, restaurants and entertainment options including the Ocean Terminal Retail and Leisure complex with a multi-screen cinema and some of the best restaurants, cafes and bars within Edinburgh are to be found in the cosmopolitan Shore area. Recreational facilities include Leith Links Park and there are a number of health clubs and golf courses in the area. Schooling is well represented in the area at all levels.

EXTRAS

The carpet, curtains, light fittings, cooker, washing machine, fridge/freezer and two garden sheds are all included in the sale, together with the wardrobe/storage unit in the lounge which has drawers, shelving and hanging space, and the wardrobe and chest of drawers in the bedroom.

COUNCIL TAX: BAND D

VIEWING:

Sunday 2-4pm or by appointment Tel: 0131 467 7550

Ground Floor
 Approx. Gross Internal Area
 69.5 Sq M / 748 Sq Ft
 Not to scale. For identification only.
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