

# 18 Ryehill Grove

EDINBURGH, EH6 8ET



*Generously Proportioned Main Door Double  
Upper Flat In Edinburgh's Leith Links/Ryehill Area*



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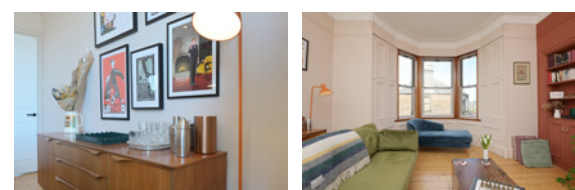
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McEwan Fraser Legal is delighted to present this spacious and modernised double upper flat to the market in excellent condition and with flexible living spaces.

# THE LIVING ROOM



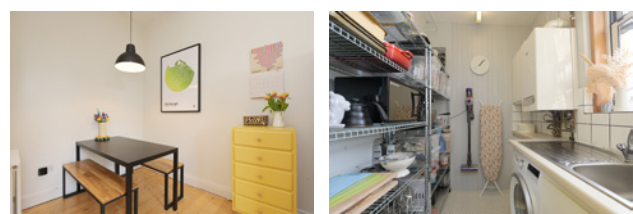
Inside, the property comprises a spacious living room which is front-facing with a bay window, fireplace and wooden floors with various possibilities for furniture arrangements.



# THE KITCHEN & UTILITY



The fully equipped kitchen/dining room with utility room is fitted with an induction hob, fan oven, freestanding fridge freezer and integrated dishwasher and has a pantry cupboard. In addition, the fully equipped utility room houses the gas combi boiler as well as the freestanding washing machine.



The property has two bedrooms on the main floor and a modern bathroom, which has been finished to an excellent standard.

## BEDROOM 3





# BEDROOM 4





# THE BATHROOM





There are a further two bedrooms on the upper level, as well as a modern shower room which has also been finished to an excellent standard with underfloor heating.

## THE SHOWER ROOM





# BEDROOM 1





# BEDROOM 2





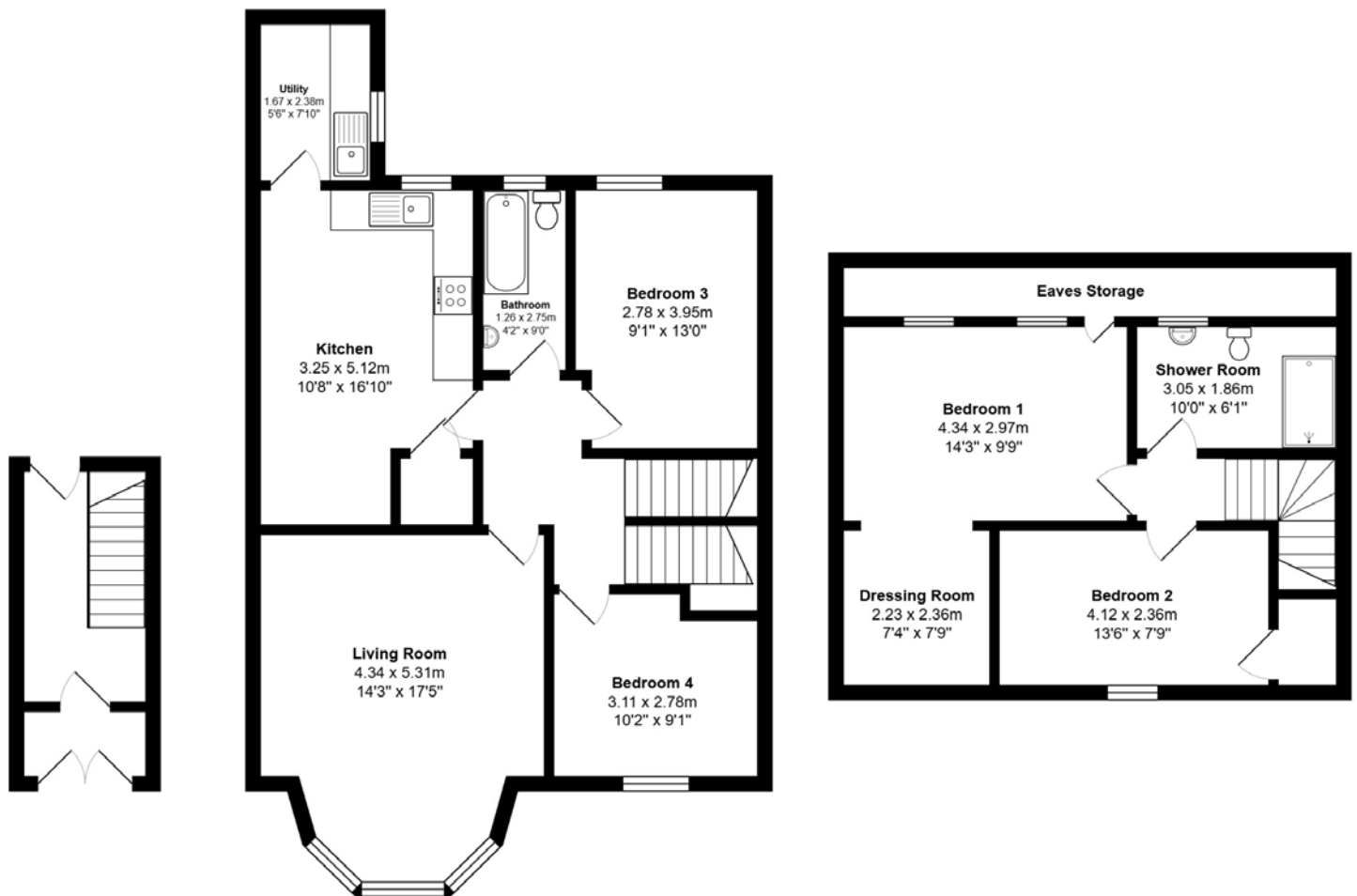
In addition, the property includes a private rear garden, free on-street parking, double-glazed windows and gas central heating, making this a modern home year-round whilst benefiting from the characteristics of a traditional property.

# EXTERNALS



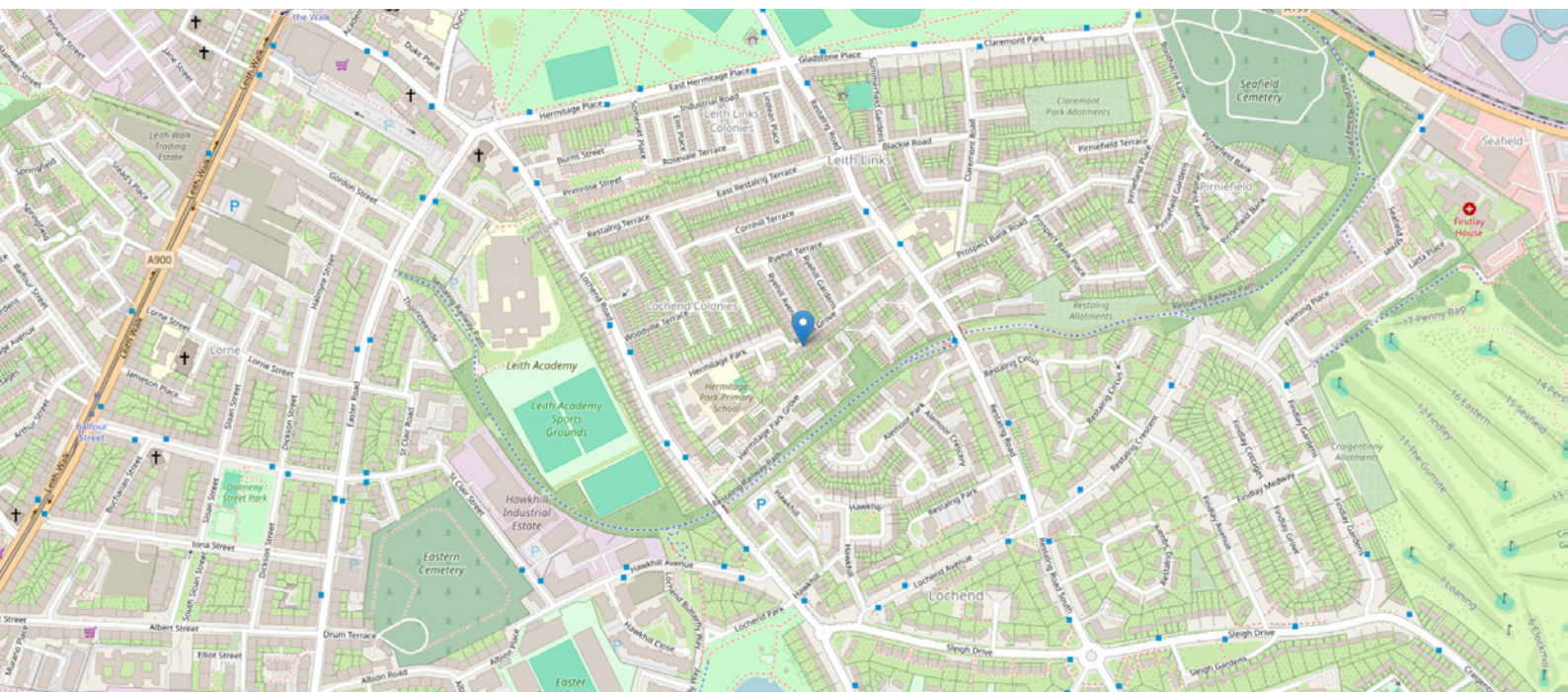


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 114m<sup>2</sup> | EPC Rating: C





# THE LOCATION

Many would consider Edinburgh's Leith Links area to be one of the city's best-served suburban communities. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies and a post office. A few minutes' walk takes you to Ocean Terminal and the Shore, where further shops, restaurants, and a cinema can be found. Leith is an established, independent community, which is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright, lively atmosphere. In addition, Leith has a vast array of amenities with several GP surgeries and a choice of dentists.







The Shore, the area of Leith which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area.

From here, it is a simple matter of a 25-minute walk into the city centre, with the option of using one of the many and frequent bus services that use this route. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives very swift access to the west. Seafield Road leads out to the east. In both these directions, there are links with the city bypass.

Leith also has its own primary and secondary schools, with the Leith Academy being a community high school with access for adults during the day and evenings.



**McEwan Fraser Legal**

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