

31 Ryehill Gardens

EDINBURGH, EH6 8ES



Ground floor main door flat with private garden, near Leith Links



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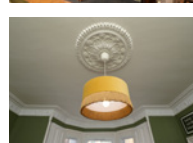
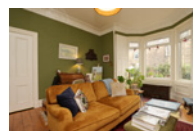
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McEwan Fraser Legal is delighted to present this enchanting two-bedroom flat, nestled within the charming and characterful Leith Colonies. Offering a blend of elegance and modern comfort, this property is perfect for those seeking a unique and inviting home in one of Edinburgh's most sought-after locations.

Set within the iconic Leith Colonies, this flat benefits from a grand entrance and retains its period charm, with intricate architectural details throughout.

THE LOUNGE/BEDROOM



The elegant hallway sets a welcoming tone, showcasing the property's timeless charm. The lounge is a beautifully designed living space that exudes traditional charm and could be used as a further bedroom if required. Elegant corning details frame the high ceilings, while large windows bring lots of natural light into the room. Gorgeous wooden flooring and a cosy wood burner provide warmth and character, creating the perfect space for relaxation.

The second living room/dining area is a versatile living area combining personality and functionality. Bookshelves lend character and practicality, while French doors open directly onto the garden, offering seamless indoor-outdoor living.

THE LIVING/DINING ROOM



THE KITCHEN



The kitchen is a delightful blend of style and practicality, featuring cream cupboards, wooden countertops, and a farmhouse-style sink framed by a picturesque window. Ample storage and a tiled backsplash enhance the space, making it as charming as it is functional.





The bathroom is a standout feature, boasting a luxurious Japanese soaking tub with a shower. Elegant black-and-white flooring and a traditional-style sink add sophistication, while the windowsill provides a perfect spot for plants. The bedroom is bright and welcoming and benefits from large windows that fill the space with natural light, creating a serene and restful atmosphere.

THE BATHROOM



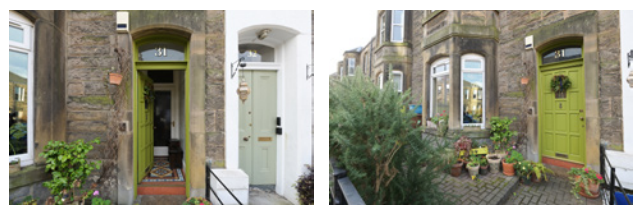
THE BEDROOM



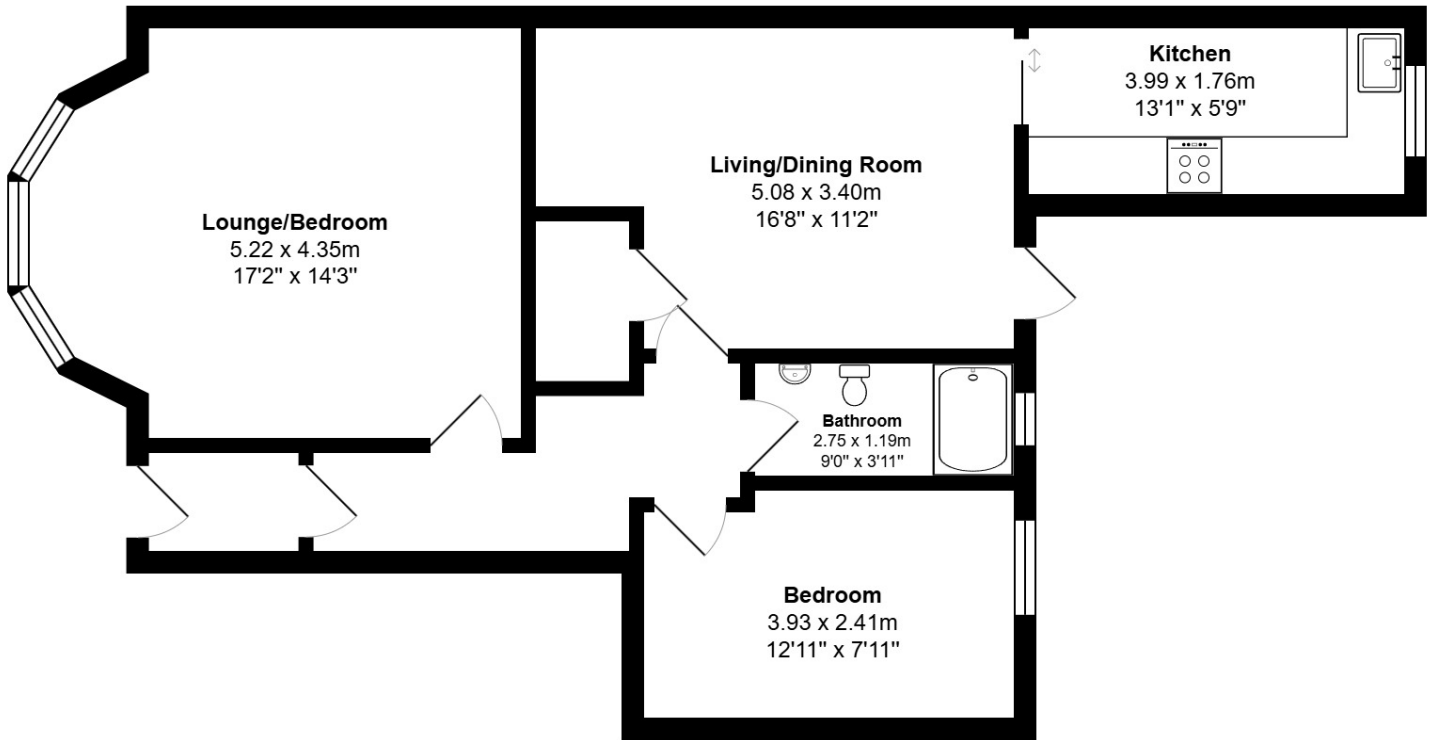
Outside, the private garden offers a peaceful oasis, ideal for enjoying sunny days. A charming patio area provides a versatile space for socializing, dining, or growing plants.

This home combines vintage charm with modern functionality, making it an exceptional opportunity for those seeking a stylish and cosy retreat in the heart of Leith

EXTERNALS

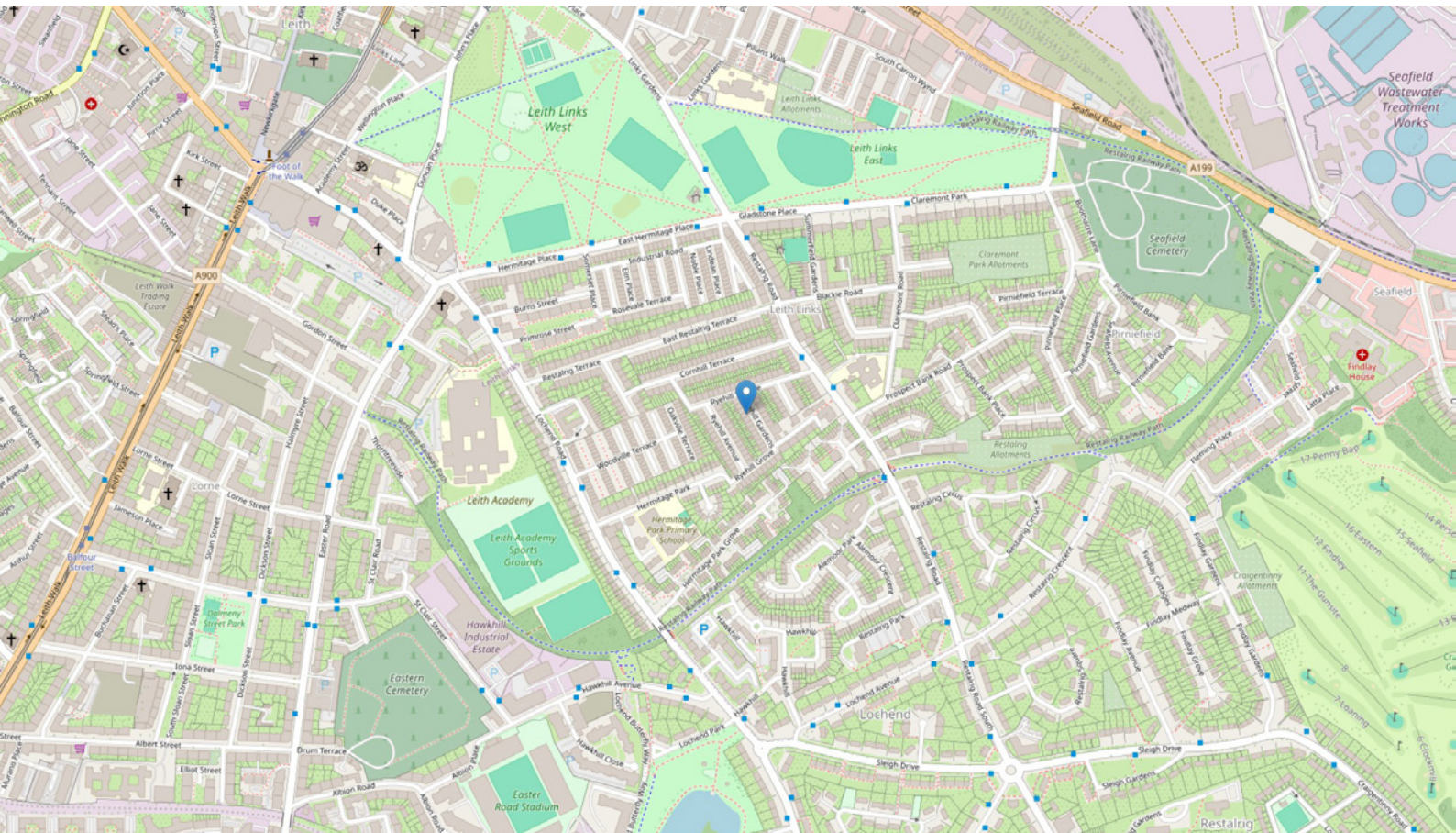


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 68m² | EPC Rating: C



THE LOCATION

Many would consider Edinburgh's Leith Links area to be one of the city's best-served suburban shopping centres. 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 where further shops, restaurants and cinema can be found.

Leith is an established, independent community, and certainly, it 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 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 ultimately links with the city by-pass.

Leith also has its own Primary and Secondary schools, the Academy being a community high school with access to adults during the day and evenings.



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