

7 Ryehill Grove

RESTALRIG, EDINBURGH, EH6 8ET



BEAUTIFULLY PRESENTED TWO-BEDROOM UPPER VILLA



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this beautifully presented two-bedroom upper villa, set within a charming traditional terrace and offering an exceptional blend of period character and contemporary style.

Inside, the property opens into a welcoming hallway, setting the tone for the accommodation beyond. To the front, there is a bright and spacious living room with generous proportions, enhanced by large windows that flood the space with natural light. The room is further elevated by original features, including cornicing.



To the rear, the home continues to impress with a stylish dining kitchen, thoughtfully designed to combine functionality with modern aesthetics. This space offers ample room for dining and entertaining. Contemporary cabinetry, quality worktops, and integrated appliances complete the kitchen, making it a true heart of the home. Just off the kitchen, there is a useful utility room providing additional storage and space for laundry appliances.



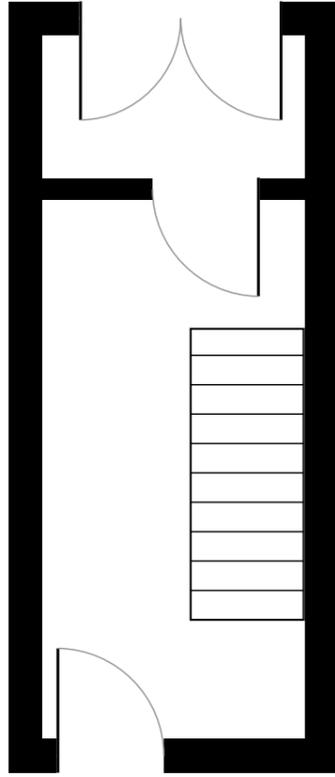
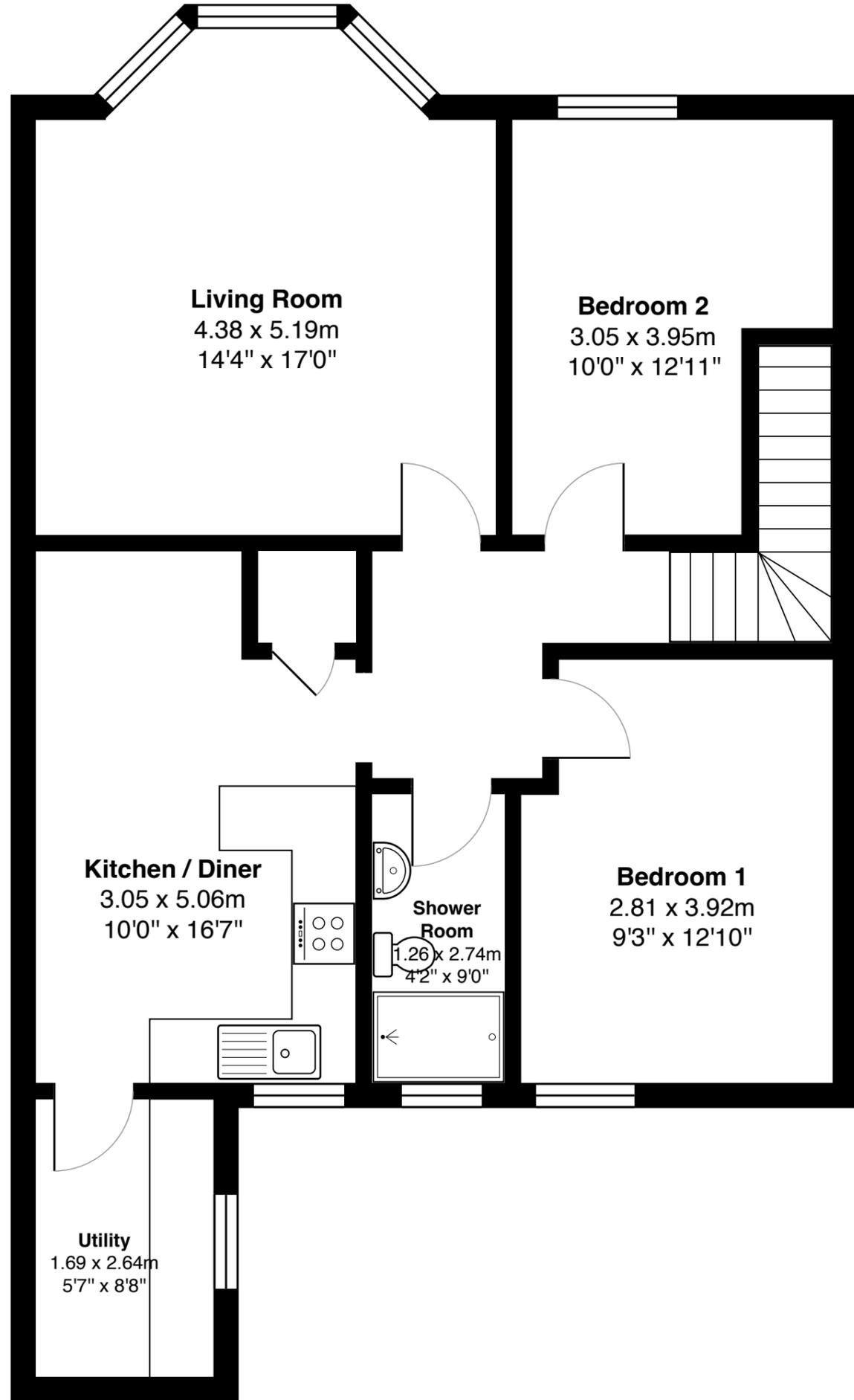
The property benefits from well-proportioned bedrooms, each offering comfortable accommodation with flexibility for family living, guest space, or home working. The principal bedroom is particularly generous, while the additional rooms are equally versatile and well-presented.



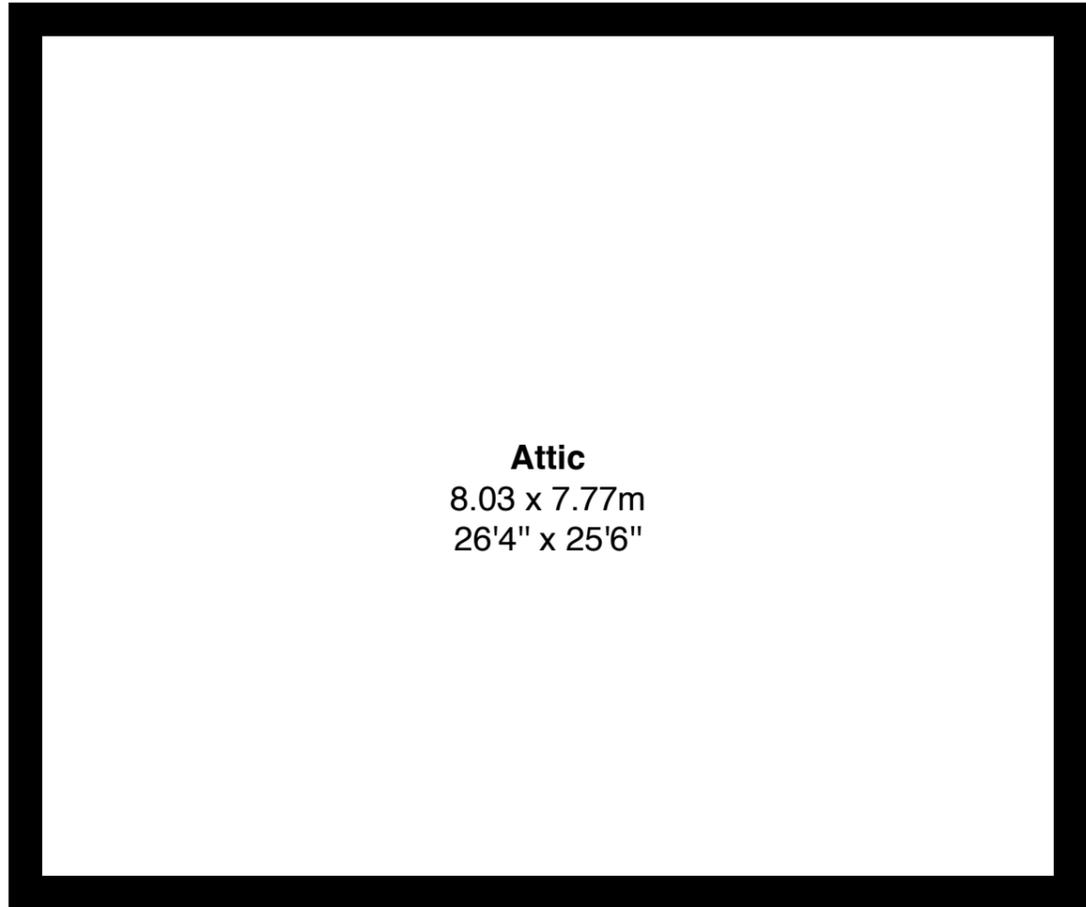
There is one main family bathroom, finished to a high standard with quality fittings and a clean, contemporary design.

A standout feature of this home is the substantial attic space, presenting a rare opportunity for conversion (subject to the necessary consents), offering exciting scope to expand and add significant value.

In addition to this, the property benefits from excellent storage, a desirable layout, and a sought-after residential location within easy reach of local amenities, schools, and transport links.



Gross internal floor area (m²): 83m²
EPC Rating: C





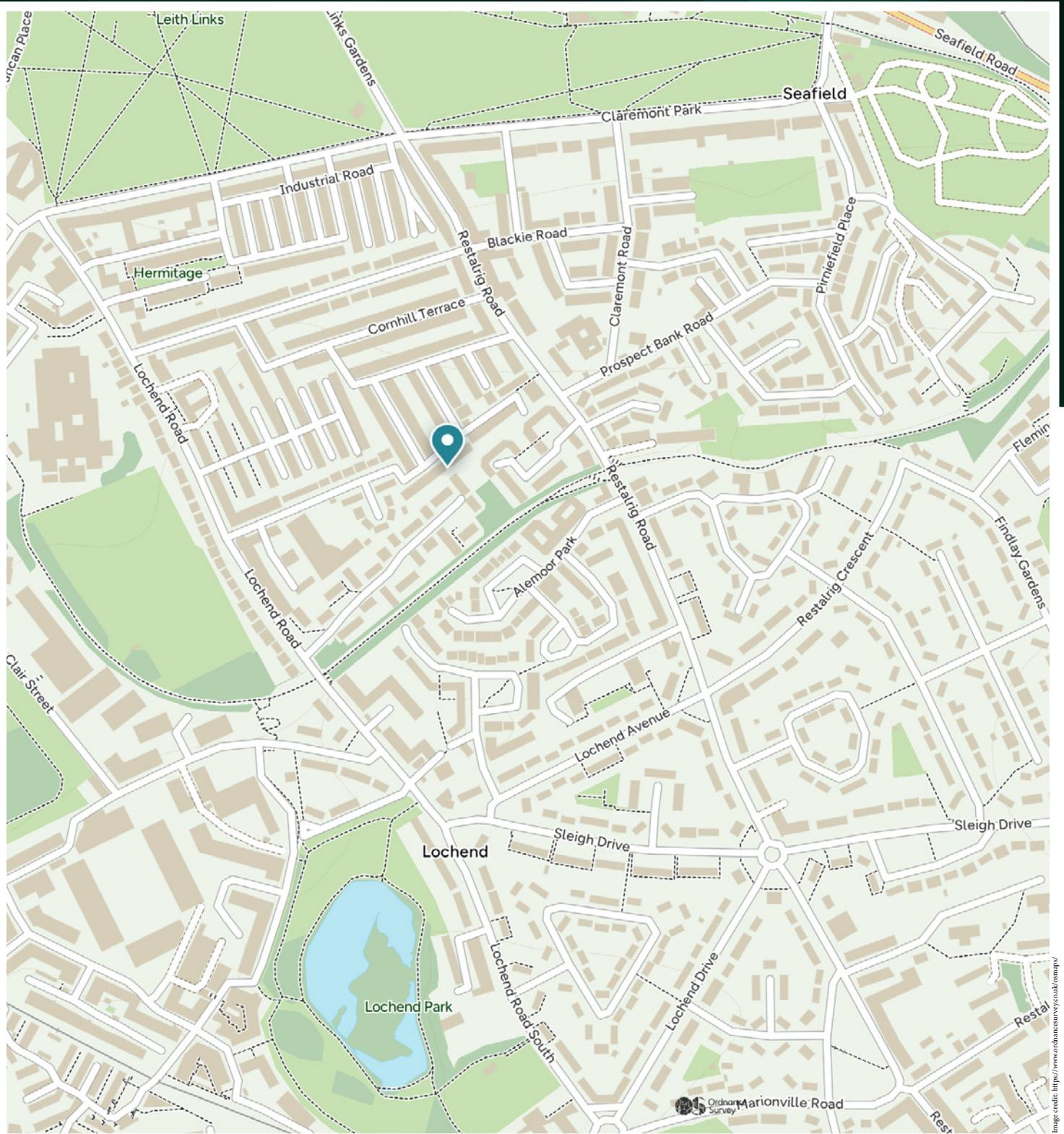
Externally, the property boasts a beautifully landscaped rear garden, designed for both relaxation and entertaining. Featuring raised decking, seating areas, and attractive planting, this outdoor space offers a seamless extension of the living space.



Like so many other parts of the city, this spot was, at one time, an independent village. However, as the city grew, the village was absorbed and it is now surrounded by other residential districts such as Lochend, Meadowbank and Craightinny. It is exclusively residential in nature and really very conveniently located, being some two miles to the East of the city centre, just to the north of London Road. Within the village itself are a number of small shops attending to most daily requirements along with a rather large branch of Scotmid. There are good alternatives at Jock's Lodge and only a little further, there is a very large branch of Morrisons.

Should all of these prove insufficient, it really is a simple matter to travel virtually directly into Leith or Portobello to take advantage of all the facilities provided by these locations. For that matter, it is just as simple to travel straight into the city centre. Local amenities include Meadowbank Sports Stadium which provides excellent indoor and outdoor facilities, Holyrood Park and Arthur's Seat which provide country like walks virtually on the doorstep; on the far side of Holyrood Park lies the Commonwealth Pool, whilst in the opposite direction lie the golf courses of Portobello and Craightinny.

LOCHEND PARK



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
BEN STEWART CLARK
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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