



5 Ryehill Gardens,
Edinburgh, EH6 8ER



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Enjoying a wealth of traditional features whilst oozing natural light is this well-presented main door double upper flat in the sought after Leith Links area of Edinburgh. The property offers bright and spacious accommodation with gas central heating, double glazing and private garden.

The accommodation includes an entrance hallway and a door which leads out to the exclusive rear garden and a carpeted staircase leads to the first floor hallway.

On the first floor there is a spacious lounge with bay window to the front, ceiling cornicing, storage cupboard and a living flame gas fire with surround. The dining room has window to the rear, two storage cupboards, gas fire and door to the kitchen. The kitchen has window to the rear and is fitted with a range of base and wall units with the cooker and fridge to remain. On the first floor there are two double bedrooms, both of which have built-in wardrobes. There is also a bathroom with window to the rear fitted with a three piece white suite with shower over the bath.

On the second floor landing there is a velux window and storage cupboard. There is also a generous double bedroom with velux windows to the front and rear and eaves storage. Off the bedroom there is a versatile office/study with velux window to the front.

Externally, there is an exclusive garden to the rear of the property which is main paving with planted areas.

Early internal viewing of this lovely home is essential to fully appreciate the accommodation available.

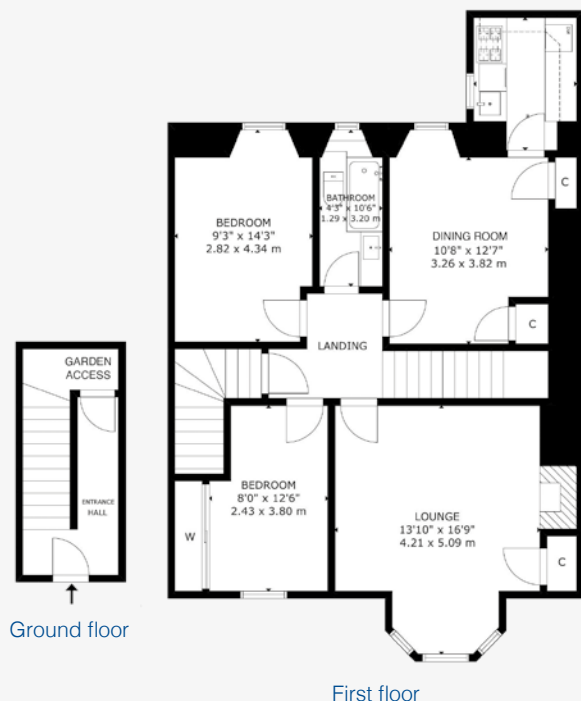
Area Description

Leith Links is a very popular area with easy access to the city centre. There are excellent bus links nearby and The Shore tram stop is a 15 minute walk from the property. Leith Links Park is nearby with a play park, tennis courts and links to cycle routes down to the seafront and beyond. The Water of Leith walkway and numerous bars and restaurants in fashionable The Shore area are within an easy 15 minute stroll. There is a wide range of local amenities with supermarkets and shops, all within easy walking distance.



Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**



Accommodation

Lounge:	4.22m x 5.1m	(13'10" x 16'9")
Dining Room:	3.25m x 3.84m	(10'8" x 12'7")
Kitchen:	2.1m x 2.72m	(6'11" x 8'11")
Bedroom 2:	2.44m x 3.8m	(8' x 12'6")
Bedroom 3:	2.82m x 4.34m	(9'3" x 14'3")
Bathroom:	1.3m x 3.2m	(4'3" x 10'6")
Bedroom 1:	4.5m x 6.2m	(14'9" x 20'4")
Office:	3.18m x 2.5m	(10'5" x 8'2")



For more information or to register your interest, please contact:

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Agent's Note

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