



17 Ryehill Grove, Leith Links, Edinburgh, EH6 8ET

Offers Over £250,000



- Main Door Ground Floor Flat
- Sunny Private Front and Rear Gardens
- Sitting/Dining Room
- 2 Double Bedrooms
- Kitchen
- Shower Room

17 Ryehill Grove is a lovely 2 bedroom ground floor flat situated in a beautiful stone-built terrace in the highly desirable area of Leith Links. This property benefits from fine period features, sunny private front and rear gardens as well as ample on street parking.

The accommodation, which is entered via a private entrance, comprises - entrance vestibule; a welcoming hall; sitting/dining room with a door to the private garden; kitchen fitted with floor and wall mounted units; spacious double bedroom 1 with bay window; double bedroom 2 situated at the rear and a modern family shower room fitted with large shower, wc and wash hand basin.

#### Garden

There are sunny private gardens to the front and rear. The rear garden is South East facing, predominately laid to patio with a well stocked flower bed. The front garden is also low maintenance with patio area and flower beds.

#### Parking

Unrestricted parking is available in front of the property on Ryehill Grove and surrounding streets.

#### Fixtures & Fittings

All fitted floor coverings, curtains and blinds are included in the sale price, as are the appliances (fridge/freezer, hob, oven, cooker hood, washing machine and tumble dryer). The light fitting in double bedroom 1 is excluded from the sale. The large wardrobe in the rear bedroom may be available by separate negotiation.

#### Services

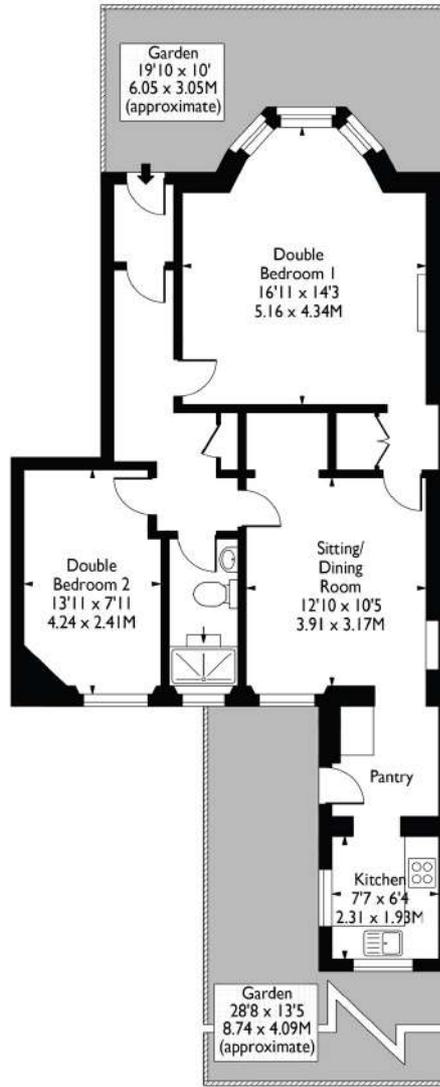
The property benefits from gas central heating and double glazing.

#### Viewing

Initially via the 360 Virtual Tour, physical viewings by appointment only with Truscott Property.



**Ryehill Grove, EH6**  
 Approximate Area = 770 SqFt - 71.54 SqM  
 For Identification Only. Not to Scale



Ground Floor

Illustration Purposes Only

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 errors, omissions or mis-statements. The plan is for illustrative purposes only, is not to scale and should be used as such by any prospective purchaser.

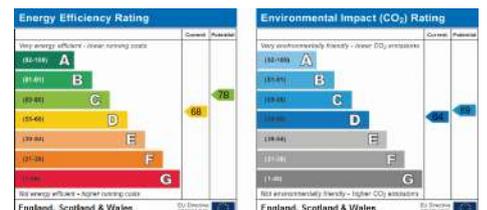
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