



CLANCYS

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5 Ryehill Avenue,

Edinburgh, EH6 8EU



Description

A charming traditional stone fronted 1 or 2-bedroom main door lower villa in the Leith Links colonies, situated within a quiet street with ample on street parking for residents and visitors alike. The property is offered to the market in good order throughout and will make a lovely home for young professional, couple or someone who is looking to downsize from a larger family home. The accommodation comprises a vestibule, a welcoming entrance hall, a beautiful light and spacious bay windowed lounge with feature fireplace that could be used as a master bedroom and a formal dining room with feature fireplace, which could be used as a living room, it provides space for entertaining family and guests and gives direct access to the rear garden. The galley style kitchen is fitted with base and wall mounted units, and the large light and airy double bedroom provides a tranquil retreat, and the bathroom is fitted with a white suite. The property is versatile and could be used as two bedrooms with one reception depending on the buyer's preference. The property further benefits from gas central heating, double glazing, private gardens to the front and rear. This property will appeal to a variety of buyers and viewing is highly recommended to fully appreciate the size and standard of the property.

Location

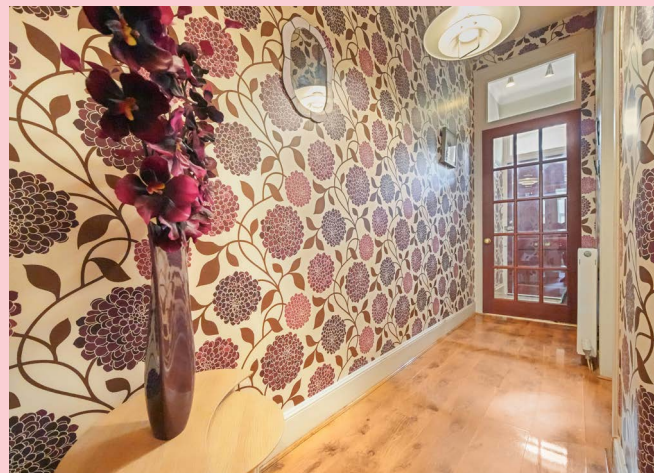
The Leith Links area of Edinburgh lies to the east of the city centre. The property is well positioned to take advantage of a superb range of shopping outlets within Leith itself, Just a short walk away from the vibrant Shore area which offers an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants and cafes. Ocean Terminal retail and leisure complex includes a multiscreen cinema and restaurants such as Pizza Express. An efficient public transport network is on hand, with 24-hour buses and a tram line connecting Leith to the city and to Edinburgh International Airport. The city bypass and main motorway networks are also within easy reach.

Extras

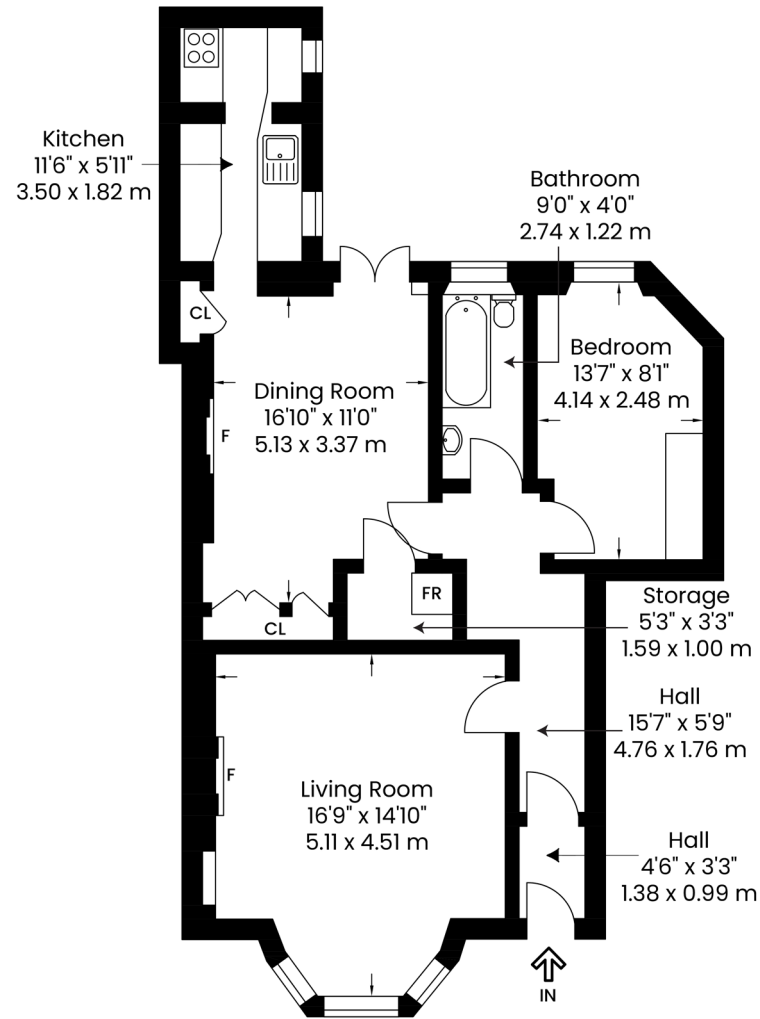
All fitted floor coverings. It should be noted that no warranties or guarantees will be given for the system.

Features

- Vestibule
- Entrance hall
- Lounge
- Dining room
- Kitchen
- 1 or 2 Bedrooms depending on the buyer's preference
- 1 Bathroom
- Gas central heating
- Double glazing
- Private gardens to the front and rear
- On-street parking
- EPC rating - C
- Council Tax Band – D
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
vistaBee 2026



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DISCLAIMER These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan 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.