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1 RYEHILL GROVE



District
House
Price

Restalrig
Type End Terraced Lower Villa
Offers Around £235,000

Tucked away in a cul de sac, this is a delightful property which mixes the best of the traditional with modern essentials and being at the end of a terrace, it offers enhanced space both internally and outside. The sellers have been here for seven years but a growing family of two boys prompts a move for more bedroom space! When they bought the flat it required gutting – it now has a new Kitchen and Bathroom, central heating (a new boiler was installed two years ago) and double glazing - it has all been redecorated in the past year. The accommodation comprises:

Vestibule, Hallway, Bay Windowed Living Room, Large Dining Kitchen, Utility Room, Study/Cupboard, Two Double Bedrooms, Bathroom

The flat retains many of the original features such as the cast iron fireplaces and the warmth of the original wood with the doors and the floors stripped back to the original makes for a stylish yet cosy ambience. There is good storage within the property, with several large cupboards giving plenty scope, as well as a small room off the utility room in the back offshoot.

Ryehill Grove lies tucked between Lochend Road and Restalrig Road – there are a number of schools within the area, the main ones being Hermitage Park, St Mary's and Leith Academy. You have a choice of shopping locations between Ocean Terminal, Meadowbank and Leith Walk.

The flat has its own neat garden to the front, a paved passageway down one side and a patio garden – ideal for barbecuing and very easy care! – to the rear.

Viewing: Sundays 2-4pm, or please call 0131 334 8977 for an appointment

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Accommodation

Vestibule

With a good solid front door and traditional mosaic tiled flooring, a glass panelled door then lead on into the

Hallway

This gives access into all the rooms in the flat – the sanded floor, original wooden doors and white walls begin to give you a feel for the property. There is a walk in study/cupboard – exceptionally useful area.

Living Room 17'1 by 16'3 5m20 x 4m95



Your eye is immediately drawn to the fireplace in this room – the original, with cast iron inset and tiles still intact, but now with a gas coal effect fire to save you all the hard work that a real fire brings! It is a stylish room, with good cornicing and ceiling rose and it is of a generous size. There is a shelved open press to one side of the fireplace. Vertical blinds.

Kitchen Dining Room 17'0 by 11'10 5m16 x 3m60



This has been well planned and fitted – with clever use being employed of a large mirror on one wall, enhancing the feeling of space. It is a roomy kitchen, with plenty storage and work surface space and with the old coal cupboard making a very useful larder as well as having space for a large fridge. The kitchen comes with a gas hob and electric oven and integral fridge – the metallic finish on the unit doors will not readily date. Window to the back garden. Black tiled floor.

Utility Room

This is plumbed for an automatic washing machine and a dishwasher – please note that these appliances are not included in the sale. Tiled floor. Open plan into offshoot cupboard. Good sturdy door to the back garden. CH boiler.

Main Bedroom 13'8 by 11'0 4m17 x 3m36



A restful room with a window to the front, but screened by hedging from open view. Stripped floor, full length pale blue curtains. Cornicing.

Bedroom Two 13'0 by 9'0 3m96 x 2m74

A good sized room with a quiet outlook to the rear, this has the original fireplace across one corner. Cheery red walls.

Bathroom



Sparkling in white with some patterned mosaic tiles in shades of turquoise, this design makes the most of your typical long narrow Edinburgh bathroom! Three piece suite with large headed shower above the bath and a contemporary sink with cupboards below. Mirrored wall, heated towel rail.

These particulars, whilst carefully prepared are not warranted and do not form part of any contract of sale. Interested parties should have their solicitors note interest with the selling agents in order that they may be advised if a closing date is set for receipt of offers.