



11 Ryehill Avenue, Edinburgh, EH6 8EU, Edinburgh, EH6 8EU

Boyd Legal are delighted to present to the market this rarely available, stunning and beautiful 4 bedroom extended mid terrace upper villa. The property has been decorated to a high standard throughout and comprises: entrance vestibule with carpeted staircase to upper level, hall, well presented bright and spacious lounge with feature fireplace and log fire and bay window, large modern dining kitchen with utility room off, master bedroom, 2 further double bedrooms and 1 single bedroom/study, there is a modern family bathroom and separate stylish shower room. The property benefits further from gas central heating and single glazing throughout. There is a small private garden to the front and the rear garden is easily maintained with decking area and artificial lawn area. This property will appeal to a variety of buyers and viewing is highly recommended to fully appreciate the standard and quality of accommodation that is on offer.

BASE INFORMATION:

Rooms	: 1
Bed	: 4