

COULTERS<sup>©</sup>

WELCOME TO:  
RITCHIE PLACE

5/15 Ritchie Place, Polwarth, Edinburgh, EH11 1DT





## RITCHIE PLACE AT A GLANCE:



Popular Polwarth location



Traditional apartment



Light-filled living room



Haymarket Station close by



Walking distance of Harrison Park



Excellent retail amenities

## EXTRAS:

All fixtures and fittings, including; blinds, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



## A LITTLE BIT ABOUT THE PROPERTY:

Situated in the popular and quiet residential area of Polwarth this spacious one-bedroom apartment is in pristine move-in condition. Occupying the top floor of a traditional tenement with a shared rear garden, it boasts well-proportioned and bright rooms tastefully finished throughout. Minutes from Harrison Park and the Union Canal, as well as excellent leisure and retail amenities including those at Fountain Park, this will make a comfortable home for a professional or an ideal investment opportunity.

- A light-filled well-presented living room with window seat overlooking Ritchie Place. The tasteful décor includes carpeting and a contemporary living flame fire.
- Modern galley-style kitchen adjacent to the living room, with white wall and floor units, black quartz effect splashback and workspace, and integrated appliances including oven and hob.
- Bright double bedroom with an elegant décor, carpeting, and bespoke built-in wardrobes.
- Nicely finished walk-in shower room with white WC, and countertop oval washbasin.
- Shared rear garden.
- Secure entry system and neat stairwell.
- Electric heating and double glazing throughout.
- On-street parking.





## LOCATION, LOCATION, LOCATION:

Polwarth south-west of the City Centre enjoys access to a wide variety of retail and leisure amenities. Fountain Park entertainment complex a ten-minute walk away houses a Cineworld cinema, Tenpin bowling alley, Nuffield Health Fitness and Wellbeing Gym with a swimming pool, and restaurants including Five Guys and Nando's.

Bruntsfield Links a wonderful open green space is a great place to relax, walk, or cycle. Harrison Park minutes from the property is a popular Green Flag awarded community park with the Union Canal running along its southern boundary. Craiglockhart Tennis and Leisure Centre, and Murrayfield Stadium are both within easy reach.

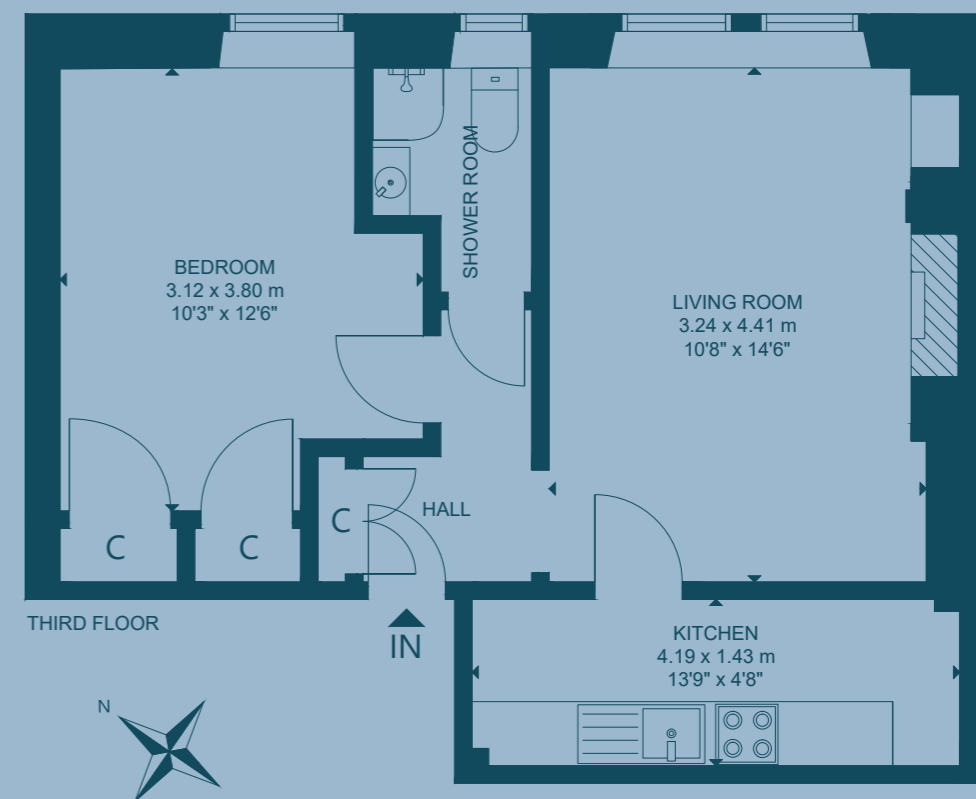
Conveniently located, there is excellent shopping for everyday needs including a Margiotta and Scotmid. Sainsbury's and Aldi are within a ten-minute drive and there is a Waitrose and Marks and Spencer Simply Food in Morningside.

Students at Edinburgh Napier University's Merchiston Campus would benefit from the property's location.

Haymarket Train Station is only a fifteen-minute walk and offers bus/tram links to Edinburgh International Airport. Regular buses operate to and from the City Centre and surrounding areas. The City Bypass is easily accessible.



## FLOOR PLAN:



5/15 Ritchie Place, Polwarth, Edinburgh, EH11 1DT

Approx. Gross Internal Area

447 Sq Ft - 41 Sq M

For identification only. Not to scale.

© Nest Marketing



COULTERS<sup>©</sup>

WE'D LOVE TO  
HEAR FROM YOU:

✉ enquiries@coultersproperty.co.uk

☎ 0131 603 7333

🌐 coultersproperty.co.uk

