

**8/13 Ritchie Place
Edinburgh EH11 1DU**

Offers Over £170,000

- Large living/kitchen/dining room
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven, breakfast bar and white goods
- Large double bedroom with fitted wardrobes included
- Bathroom fitted with three-piece suite and electric shower over the bath
- Gas central heating and double glazing
- Communal garden
- Residents permit parking



Flat

Blair Cadell are delighted to bring to market this well presented top floor tenement flat in the heart of Polwarth. With superb local amenities and access to the city centre, the property would be ideal for the first time buyer, young professional or buy to let investor and must be viewed.

The accomodation comprises of a hallway with a useful storage cupboard leading through to a generous living/kitchen/dining room that is the perfect place for evening relaxing with friends and family. The kitchen features a useful breakfast bar for meals on the go, a range of floor and wall mounted units, gas hob and electric oven and white goods which are included in the sale. There is a large double bedroom to the rear of the property keeping it nice and quiet featuring large fitted wardrobes that are included in the sale. Bathroom with a three-piece suite and electric shower over the bath. Gas central heating and double glazing throughout for maximum efficiency. Well kept communal garden and resident permit parking.

Ritchie Place is a 13 minute walk to Bruntsfield shops & cafes, 14 minutes to Haymarket Station and 5 min to Fountain Park with numerous bus routes connecting it to the entire city. Polwarth is located to the south west of the city centre which can be easily accessed via a frequent public transport service that runs close by. The bypass is a short drive away and leads to the South Gyle, International Airport and the central belt motorway network. Locally there are a large variety of shopping facilities including a Sainsbury's Local, Aldi, Lidl, Tesco and Waitrose and the Edinburgh West Retail Park. Recreational facilities include Harrison Park, the Union Canal, Fountain Park Leisure Complex and a wide variety of popular bars, cafes and restaurants.

Viewing by appointment on 0131 337 1800

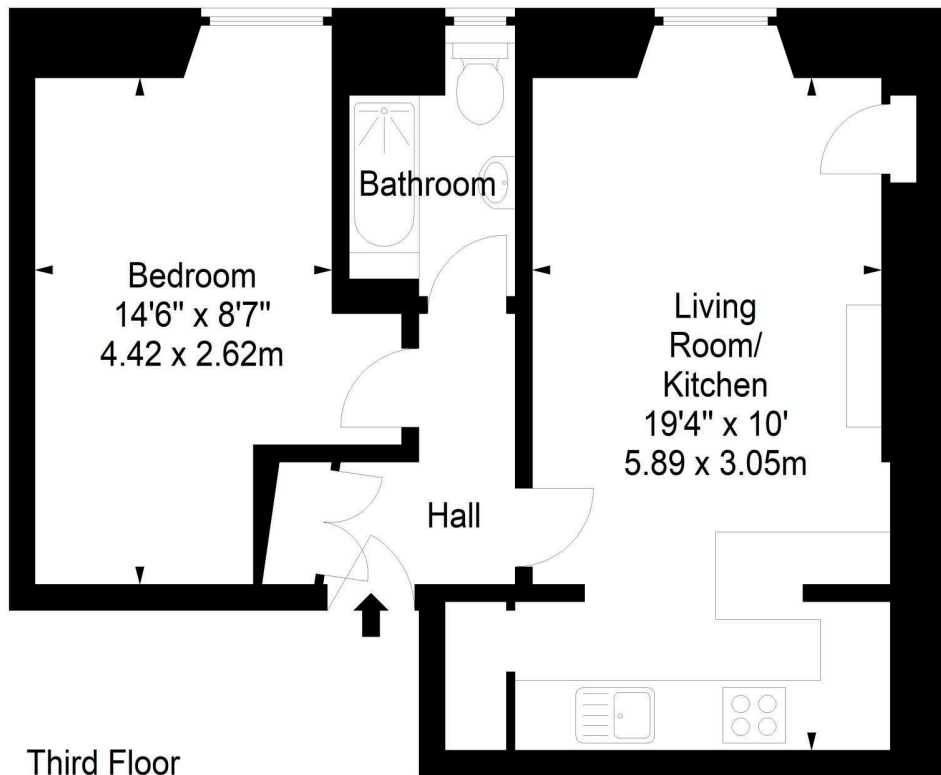
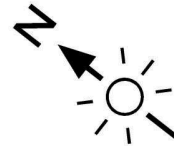




**Ritchie Place,
Edinburgh,
Midlothian, EH11 1DU**



Approx. Gross Internal Area
428 Sq Ft - 39.76 Sq M
For identification only. Not to scale.
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