










Fixed Price

£160,000

10/15 Ritchie Place

Polwarth | Edinburgh | EH11 1DU

A top floor flat within a handsome tenement building located in the ever popular Polwarth area of the Capital. The property is ideally suited to first time buyers or young professionals. An array of local amenities are close by along with restaurants and public houses.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  On Street Permit
-  Commual Rear Gardens
-  EPC Rating – D
-  Council Tax Band - B



Description

The open-plan layout of this property featuring a reception area at the front adorned with a charming built-in window seat and fireplace. The kitchen boasts fitted wall and base units, complemented by tasteful tiling in splash areas, a wood-effect worktop, and the added convenience of a utility cupboard. The bedroom, a generously sized double, offers a pleasant street view to the front. Moving to the bathroom, a white three-piece suite is accented by full-height tiling surrounding the bath, complete with an electric shower overhead.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Parking

On street permit parking for residents with zone S4, parking is aplenty with further pay and display zones around the area for visitors.

Viewing

Please contact Neilsons on 0131 625 2222.

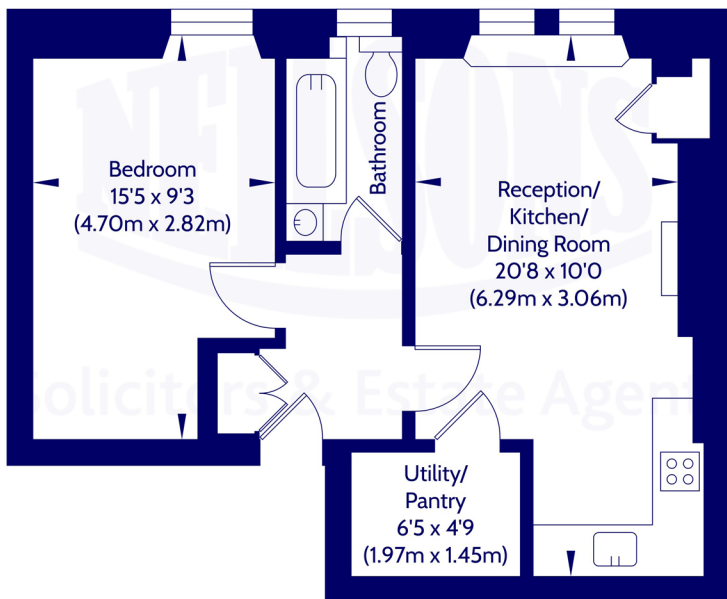




Location

Enjoying a tranquil setting close to the picturesque Union Canal, yet conveniently situated just three miles southwest of Edinburgh's city centre, this is a popular base from which to live and work in the capital. This highly desirable residential district boasts an excellent range of everyday amenities, including shops both Lidl and Co-op supermarkets, bars and bistros. In addition, the nearby Fountain Park leisure complex offers a multiscreen cinema, a state-of-the-art gym, family-friendly restaurants and pubs, and further attractions for all ages. The area is ideally situated for those attending Edinburgh and Napier Universities, and for professionals connected to the financial district and city hospitals. Those who favour the fresh air are spoiled for choice with the idyllic canal on the doorstep, and Harrison Park, Bruntsfield Links and The Meadows just a stone's throw away. Polwarth is well-connected with cycle paths and regular buses to the City Centre, Gyle Shopping Centre, Heriot Watt University and Leith – including night buses. The sought-after area also offers quick and easy access to the City Bypass, Edinburgh airport and M8/M9 motorway network

Third Floor
Approx. Internal Area 41.22 Sq M / 444 Sq Ft.
Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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