

**10/6 Ritchie Place
Polwarth EH11 1DU**

Offers Over £115,000

Hallway with storage cupboard
Twin windowed lounge/dining room
Kitchen that includes all the appliances
Double bedroom with fitted wardrobes
Bathroom fitted with a three piece suite and electric shower
Gas central heating and double glazing
Communal garden
Resident permit parking



Traditional 1 bedroomed 1st floor flat in popular area close to excellent amenities and the city centre

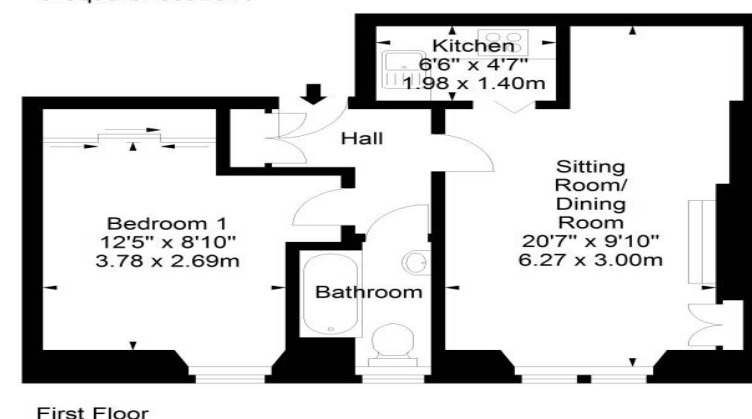
We offer to the market this traditional 1st floor tenement flat that would make an ideal starter home or buy to let investment. The flat is in walk-in order throughout and is handily located close to Edinburgh's financial district, Universities and the city centre. Polwarth is a short bus journey to the south west of the city centre, the bypass is easily reached by car and leads to the South Gyle, International Airport and the central belt motorway network. Locally there are good selection of shops for day to day requirements including a Sainsbury's Local, additional shopping facilities can be found in nearby Westfield where there is a Sainsbury's superstore. Recreational facilities include Harrison Park, the Union Canal, Edinburgh Quay and the Fountain Park Leisure Complex.



Ritchie Place, EH11 1DU



Approx. Gross Internal Area
441 Sq Ft - 40.97 Sq M
For identification only. Not to scale.
© SquareFoot 2016



Council Tax Band B

Energy Rating C

Viewing on Sunday 2-4 or by appointment phone 0131 337 1800

Property Centre:
1 Harrison Gardens
Edinburgh EH11 1SJ
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh/Legal Post
LP - 19, Edinburgh 2
E-mail: office@blaircadell.com
www.blaircadell.com



Zoopla.co.uk

BlairCadell
solicitors + estate agents