



Polwarth

9 Ritchie Place
EH11 1DT



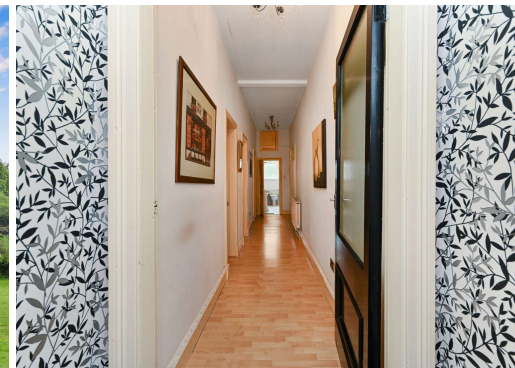
Maindoor Flat

FIXED PRICE £200,000

- Entrance vestibule
- Hall
- Open plan living room/ kitchen
- Double bedroom
- Boxroom
- Bathroom
- Gas central heating
- Double glazing
- Private small front garden
- Excellent storage
- Zoned on street parking

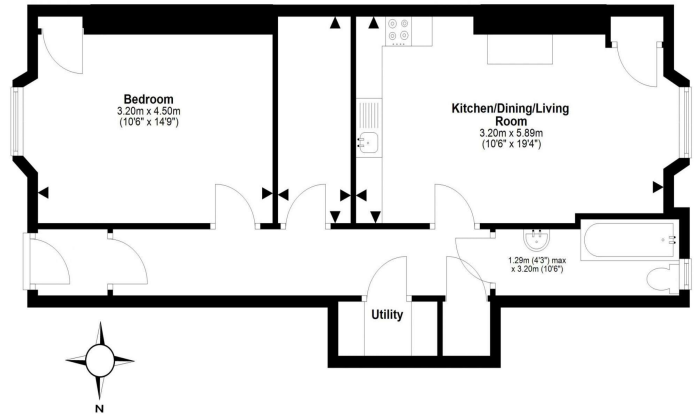


Viewings - by appointment call
Beveridge & Kellas on 0131 554 6321









This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

This spacious main door flat is located within the popular Polwarth area within Edinburgh City Centre. The property is conveniently situated to take advantage of many recreational facilities with nearby Fountain Park offering a range of high street restaurants, gym, cinema, bowling alley, mini golf and casino. There is also easy access to the Union Canal and cycle path. A good choice of public transport is also available taking you to the City Centre, Edinburgh International Airport and surrounding areas.

The flat opens to an entrance vestibule which takes you to the hallway. The hallway features 2 deep storage cupboards (one of which houses a washing machine), a large box room with shelving, and the rest of the accommodation off.

The open plan kitchen/living room is found to the rear of the property. The living area has an electric fireplace within a wooden surround, and a built-in cupboard. The kitchen area has base and wall units, slot in cooker, freestanding fridge freezer, and a washing machine. To the front of the property is a spacious double bedroom which features a built-in cupboard. Completing the accommodation is the fully tiled, rear facing bathroom with a WC, wash hand basin, bath, and a heated towel rail.

Additional benefits include a small private front garden, gas central heating complemented by double glazed windows, and zoned on street parking.

EXTRAS

All aforementioned white goods, curtains, blinds, carpets, and light fittings to be included in the sale (no warranties to be given). Please note the property can be sold as seen with all items included.

The property will be sold as seen under the Financial Guardian and the condition of any systems of a working nature will not be warranted

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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