



5/1 Ritchie Place
POLWARTH | EDINBURGH | EH11 1DT


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Excellent ground floor one bedroom traditional tenement flat, located in the heart of Polwarth and ideally located to take advantage of super amenities. Surrounded by excellent local amenities, quick transport links and pleasant walks this property would make an ideal first time buy or buy to let investment. The accommodation comprises welcoming entrance hallway with cupboard and pulley, spacious lounge/kitchen that homes the boiler, kitchen that includes oven, hob and hood, washing machine and fridge/freezer. Spacious bedroom with built in cupboards and the flat is completed by the bathroom with shower over the bath and separate W/C. The property also benefits from double glazing, gas central heating, permit parking and a shared garden.

- Welcoming hallway with storage
- Bright, open plan living room/kitchen
- Double bedroom
- Bathroom with shower over bath
- Gas central heating and Double glazing
- Entry phone security system
- Communal back garden
- Permit parking

The cooker, fridge and wash machine will be included in the sale of the property. EPC rating C.

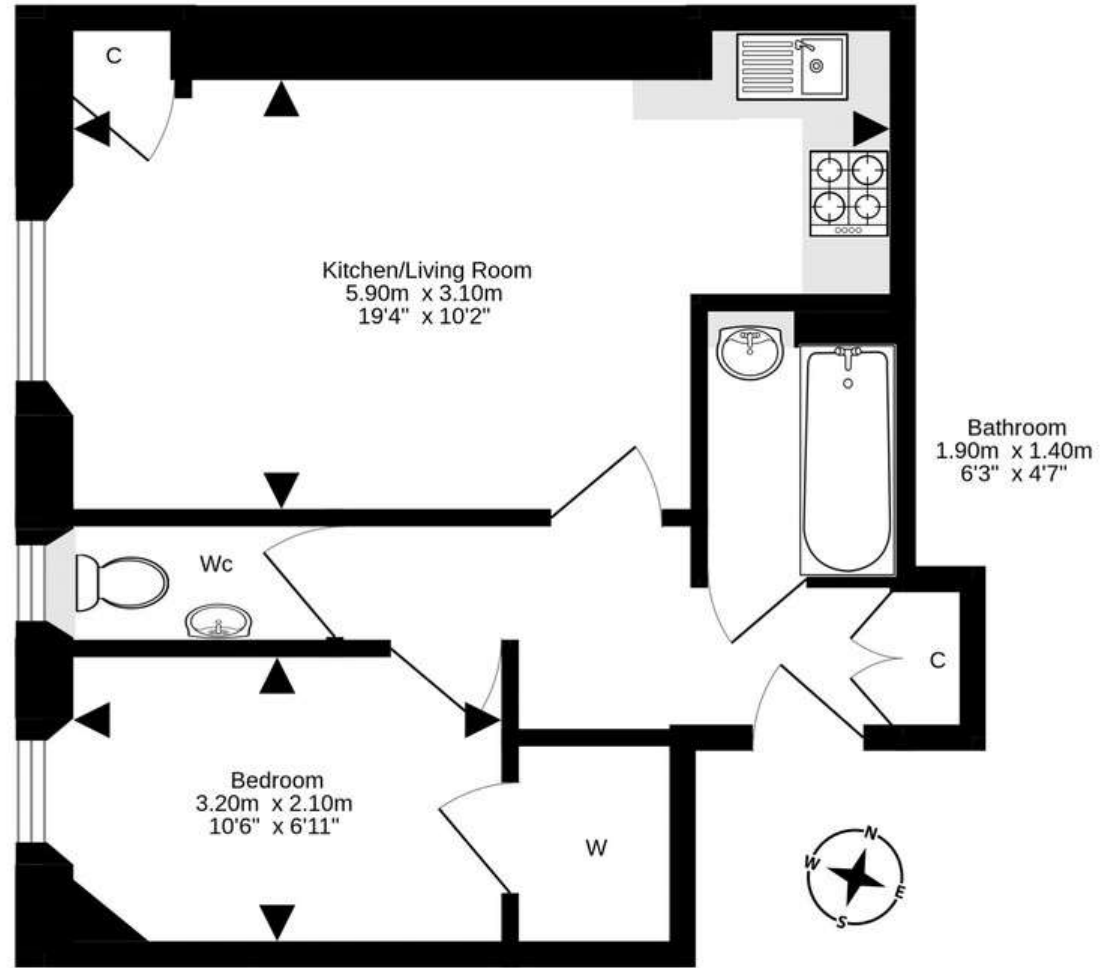


PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Polwarth is a much respected residential area lying approximately two miles south of Edinburgh's city centre. The area is typified by traditional flats and villas and is bordered by the highly regarded areas of Merchiston, Bruntsfield and Morningside. The area boasts a superb range of amenities, from local shops including a Sainsbury's local and Tesco Metro, to the usual banks and postal services. Leisure facilities are excellent and include a number of fashionable bars and restaurants, with further entertainments available at the impressive Fountain Park Leisure Complex. Tollcross and the City Centre are also close by, where Edinburgh's more formal entertainments are concentrated. The property is also close to Harrison Park, Bruntsfield Links and the Union Canal walkway. Polwarth is ideal for those connected with Napier and Edinburgh Universities and the city's financial core is just a brief bus journey away. Schooling is well represented from nursery to senior level, both in the public and private sectors. An efficient public transport network operates to most parts of the town and surrounding areas, whilst the compactness of the city ensures easy access to the city bypass and main motorway networks.





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