



7/3 Ritchie Place
POLWARTH | EDINBURGH | EH11 1DT


warners
solicitors & estate agents



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Stylish, one-bedroom ground floor flat forming part of a traditional tenement situated in the highly popular Polwarth district just west of Edinburgh's city centre.

The open plan living room and kitchen is of a good size, providing a great space for relaxing or entertaining friends and family. The principal bedroom is a well-sized double, benefitting from a good amount of integral cupboard storage, and a modern shower room with WC completes the internal accommodation.

Outstanding local amenities include Harrison Park Gardens and the Fountain Park complex, and the property is conveniently located to offer easy access to excellent public transport links.

Offering immense appeal to first-time buyers or those looking to downsize, as well as holding investment potential, early viewing is highly recommended.

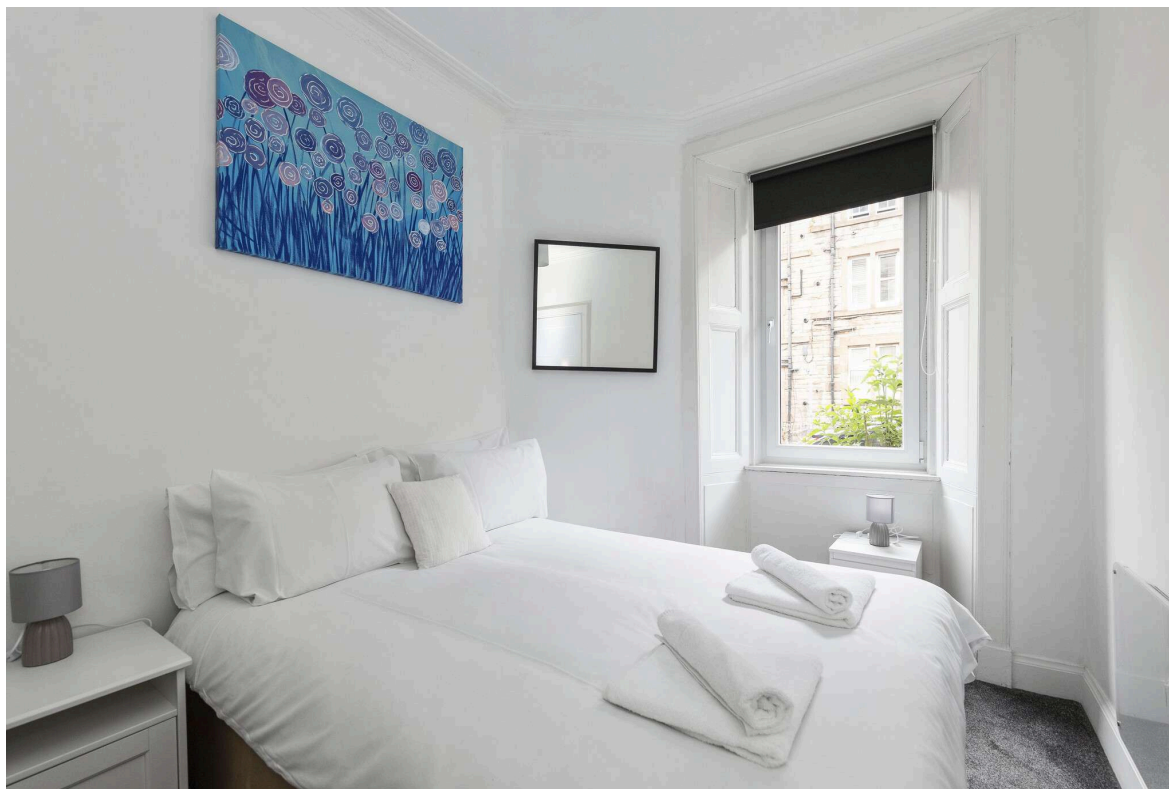
- One-bedroom ground floor apartment
- Sought-after location
- Easy access to public transport links
- Excellent local amenities
- Open plan living room/kitchen
- Shower room
- Double bedroom
- Communal garden

EPC rating E, Council tax B. There is no factor associated with this property.

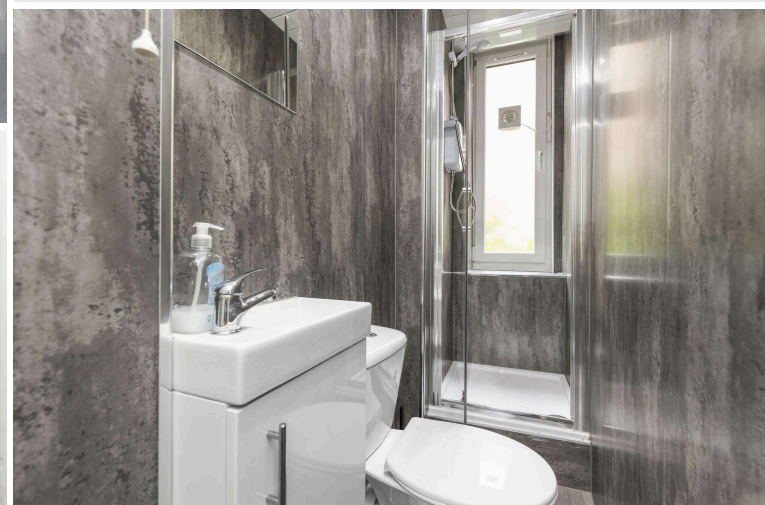
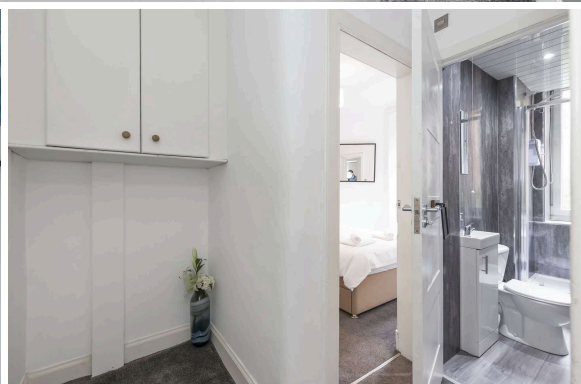
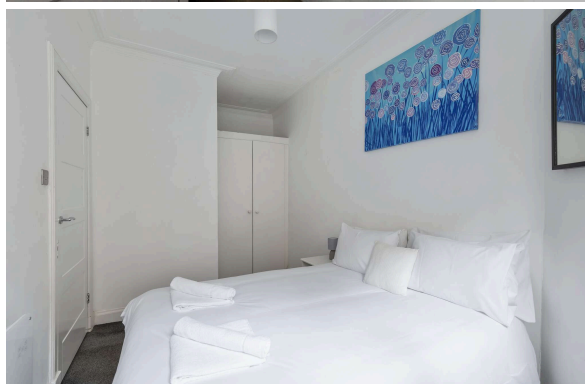
Blinds will be included in this sale.

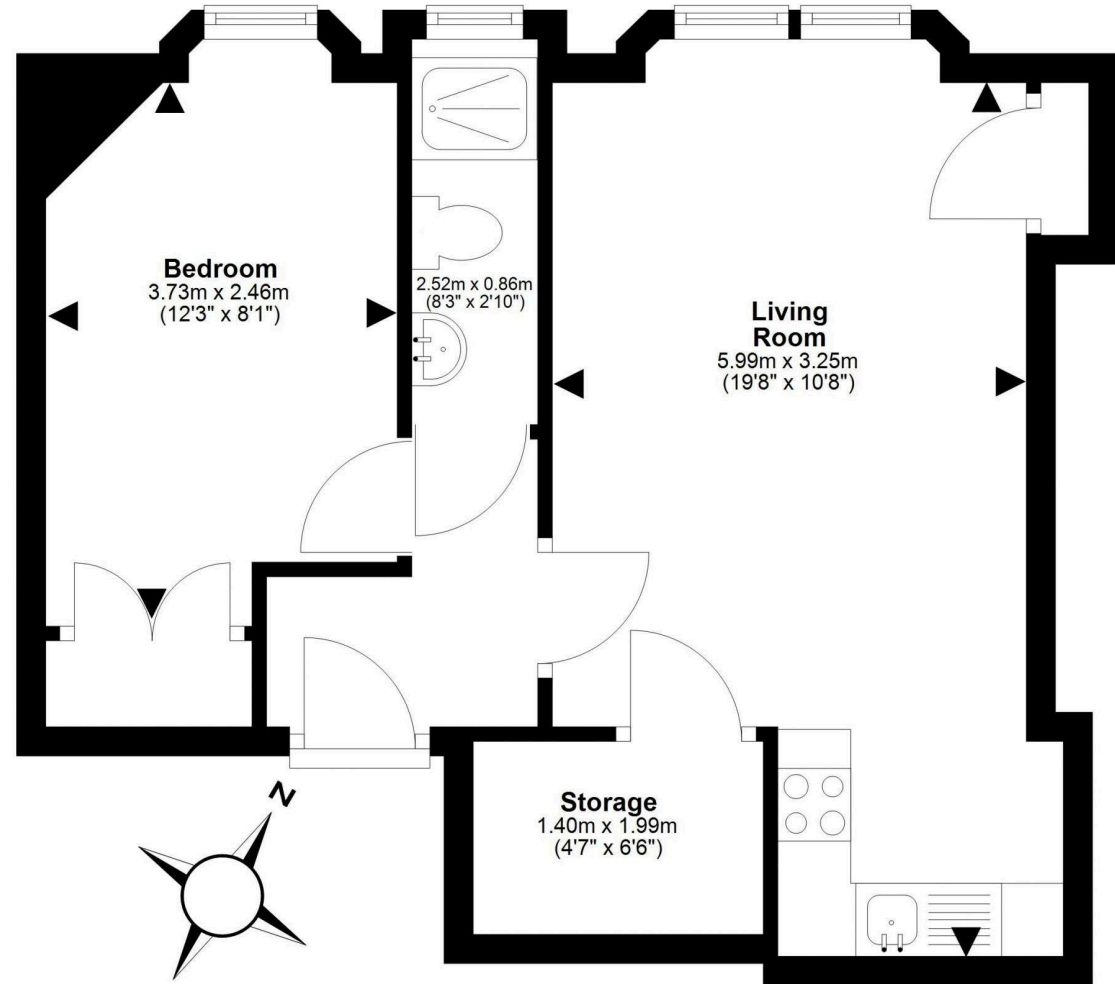
Washing machine and fridge freezer may be available by separate negotiation.

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.





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.