

COULTERS[©]

4/7 RITCHIE PLACE

POLWARTH, EDINBURGH, EH11 1DU

 1 BED  1 BATH  1 PUBLIC

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TAKE A LOOK INSIDE

Beautifully presented and filled with natural light, this attractive second floor one bedroom flat offers comfortable and well-proportioned accommodation in the sought-after area of Polwarth. Ideally suited to a first-time buyer or investor, the property is within easy reach of a range of local amenities and regular bus services, with residents' on-street permit holder parking and a shared garden to the rear. The bright and comfortable sitting room provides plenty of space for both a seating area and separate dining area, creating a versatile space for relaxing and entertaining.

KEY FEATURES



Beautifully presented second floor flat, filled with light.



Attractive double bedroom with storage cupboard.



Shared garden to the rear of the property.



Residents' on street permit holder parking.



Located in the popular area of Polwarth.



Close to local amenities and regular bus services.



EPC Rating - E



Council Tax Band - B





The fitted kitchen is well appointed with a range of wall and base mounted cabinetry, complemented by an integrated electric hob and oven, together with an integrated fridge/freezer. To the front of the property is a pretty double bedroom, which benefits from a useful fitted storage cupboard. The bathroom features a bath with shower over and wash hand basin, while a separate WC adds convenience. A generous storage cupboard in the hall provides further useful storage and houses the washing machine, with fitted shelving.

Externally, the property benefits from a shared rear garden, while residents' on-street permit holder parking is available. Polwarth offers a good range of local amenities, with regular bus services providing convenient connections to the city centre and beyond.





THE LOCAL AREA

A quiet residential area of south west Edinburgh, Polwarth enjoys access to a wide variety of retail and leisure amenities. Spend relaxing afternoons at Harrison Park with the Union Canal running along its southern boundary or enjoy Craiglockhart Leisure and Tennis Centre housing indoor and outdoor courts, and fitness classes. Fountain Park entertainment complex with Cineworld cinema and Nuffield Health Gym is less than a ten-minute walk from the property whilst Murrayfield Stadium home to Scottish Rugby and a popular concert venue is also within easy reach. The neighbouring districts of Bruntsfield and Dalry offer an array of stylish eateries, bars, and retailers. There is excellent shopping for everyday needs including a Margiotta and Sainsburys Local with larger supermarkets available within walking distance at Dalry and Gorgie. The location of the property is ideally positioned for Edinburgh Napier University's Merchiston Campus. It is also in catchment for Bruntsfield Primary School, St Cuthbert's RC Primary School, Boroughmuir High School and St Augustine's RC High School. Haymarket Train Station is only a fifteen-minute walk and offers bus/tram links to Edinburgh International Airport and into Edinburgh City Centre. Regular buses operate to and from the City Centre and surrounding areas.

EXTRAS

All light fittings, fitted flooring, kitchen appliances and washing machine are included in the sale price.

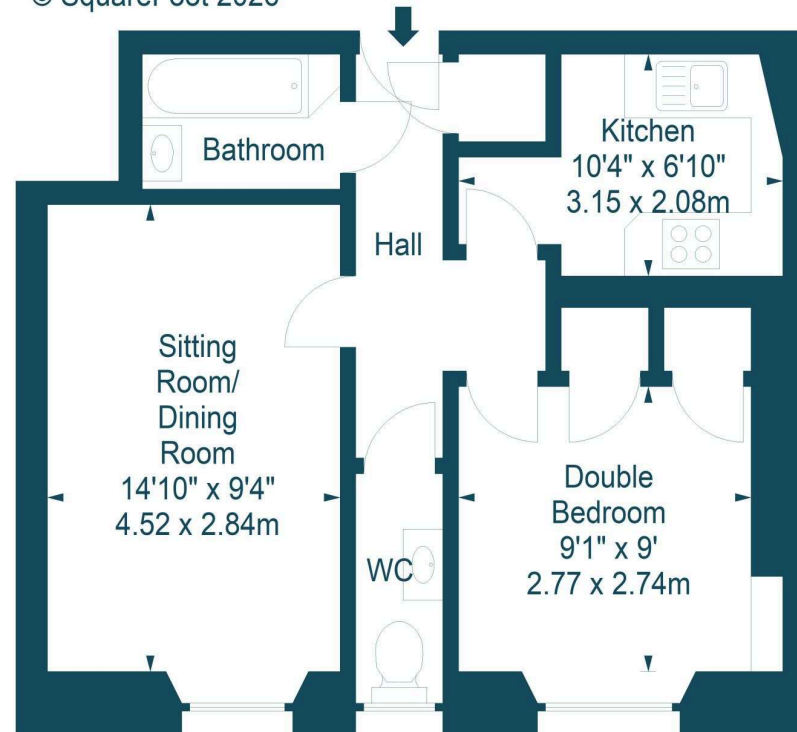
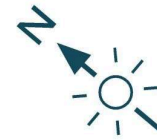
HOME REPORT VALUATION: £175,000



Ritchie Place,
Edinburgh,
Midlothian, EH11 1DU



Approx. Gross Internal Area
440 Sq Ft - 40.88 Sq M
For identification only. Not to scale.
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Second Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.