










Offers Over
£175,000

5/10 Ritchie Place

Polwarth | Edinburgh | EH11 1DT

Forming part of a traditional tenement building in a peaceful yet central setting, this generously proportioned second-floor flat is located within the vibrant and highly sought-after Polwarth district of Edinburgh. The property enjoys easy access to an excellent range of local amenities, including shops, cafés and leisure facilities, and is within comfortable walking distance of the city centre, making it an ideal purchase for first-time buyers, young professionals or those seeking a buy-to-let investment.

-  1 Bedrooms
-  1 Public Rooms
-  1 Bathrooms
-  Zoned Permit Parking
-  Communal Rear Gardens
-  EPC Rating – C
-  Council Tax Band - B



Description

The accommodation is accessed via a well-maintained communal stair and opens into a welcoming hallway with useful storage. To the front of the property, the open-plan living space provides a bright and comfortable reception area finished in neutral décor with laminate flooring and additional storage. The adjoining kitchen area is fitted with contemporary grey wall and base units, stylish subway-style tiling, and integrated appliances including an induction hob and oven, creating a modern and practical space for everyday living and entertaining. The property further benefits from a generous double bedroom offering excellent storage, including built-in wardrobes, providing ample space and functionality. Completing the accommodation are separate WC and bathroom facilities, with the bathroom fitted with a bath and electric shower over, wash hand basin, and easy-maintenance wet wall panelling.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, residents have access to a communal rear garden, while permit parking is available on surrounding streets, adding to the convenience of this well-positioned home.

Viewing

Please contact Neilsons on 0131 625 2222.



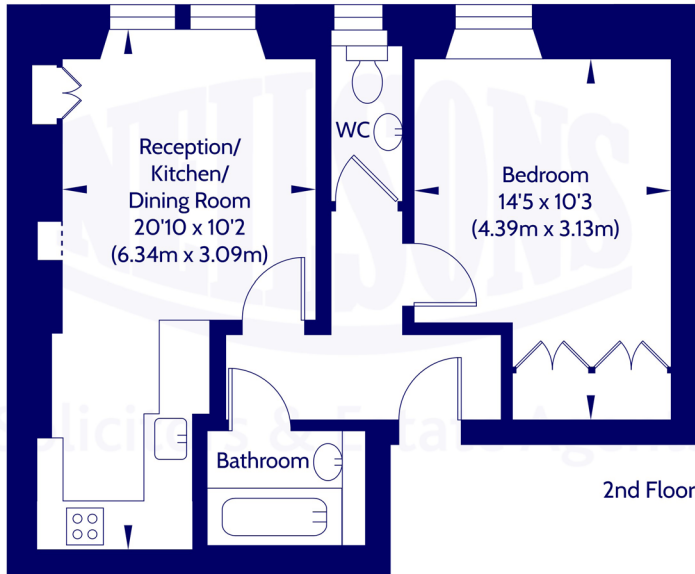


Location

The property is located within the sought-after area of Polwarth, located approx. 1.5 miles south-west of the City Centre. Excellent amenities can be found a short walk away from the property in Bruntsfield, with Morningside and Gorgie also within close proximity. The Union Canal offers pleasant walks along to Harrison Park and Edinburgh Quay and for more green space, Bruntsfield Links are a tenminute walk away. Fountain Park Leisure Complex is a short walk from the property offering a Gym, Cineworld, Ten Pin bowling and bars/ restaurants. Edinburgh Napier University is close by, as well as an excellent bus service providing access to the City Centre and many parts of Edinburgh.



Approx. Gross Internal Floor Area 41 Sq M / 446 Sq Ft.



2nd Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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