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Offers Over
£145,000

5/3 Ritchie Place

Polwarth | Edinburgh | EH11 1DT

Fantastic opportunity to acquire this one-bedroom ground floor flat forming part of a traditional tenement within the highly desirable Polwarth area. Requiring internal upgrading, the property offers superb potential for investors, first-time buyers, or those seeking a blank canvas to modernise and make their own.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Private & shared gardens
-  On-street parking
-  EPC Band - D
-  Council Tax Band - B



Description

The accommodation begins with a hallway benefitting from a useful storage cupboard. The lounge/diner is bright and airy, enhanced by twin windows and a traditional press cupboard housing the boiler. The kitchen is fitted with a range of included white goods, with partial tiling in splash areas for easy upkeep. The double bedroom benefits from fitted wardrobe space along with an additional overhead storage cupboard. Completing the accommodation is the bathroom fitted with a shower over bath and partial tiling.

Further benefits include gas central heating, double glazing, and secure door entry system.

This property has been subject to virtual renovation to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Gardens & Parking

Externally, the property enjoys a small private garden space featuring mature planting, along with access to a shared rear garden for residents to enjoy. For the car owner, permit/metered parking can be found on-street and within the surrounding area.

Extras

Selected fixtures and fittings, including; freestanding cooker, fridge-freezer, and washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





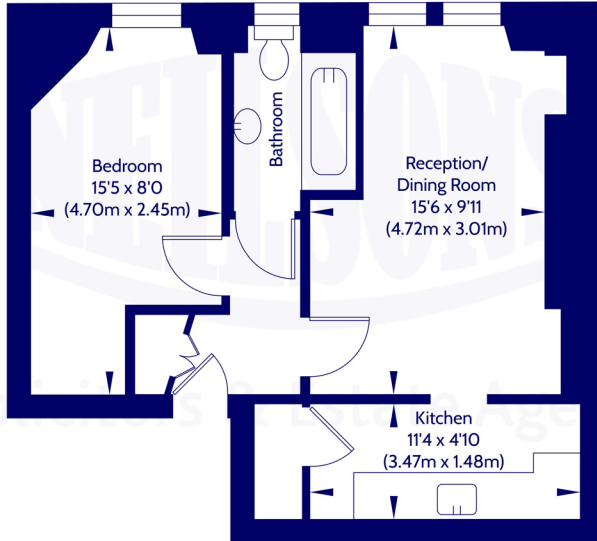
Location

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. Excellent schooling can be found within the vicinity at all levels.





Approx. Gross Internal Floor Area 37 Sq M / 398 Sq Ft.
Ground 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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