

campbell
smith

10, 1f3 Ritchie Place,
Edinburgh,
EH11 1DU



- First floor flat in traditional tenement
- Ideally placed for the city centre and many excellent amenities
- Suit first time buyers & investors
- Entryphone
- Open plan sitting/dining/kitchen
- Box room
- Double bedroom
- Bathroom with shower over the bath
- Double glazing
- Shared rear drying area

Offers Over : £145,000

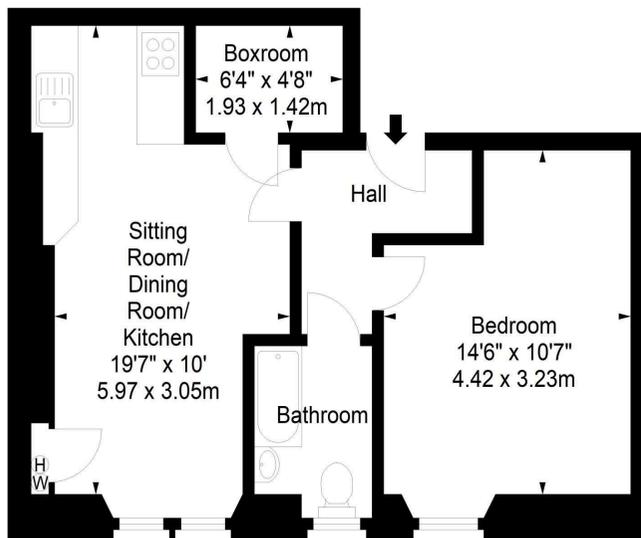
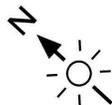




Ritchie Place,
Edinburgh,
Midlothian, EH11 1DU



Approx. Gross Internal Area
451 Sq Ft - 41.90 Sq M
For identification only. Not to scale.
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First Floor



21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

camsmith.co.uk

+ Extras
No warranty is given regarding the services, systems or any appliances

 Buses
Dundee Street - 1, 34, 35, N35. Polwarth Gardens - 10, 27

 Shops
A selection of shops on crossroads between Polwarth Gardens & Polwarth Crescent. Dundee Street. Bruntsfield & Morningside

 Schools
Bruntsfield PS, St Cuthbert's RC PS, Boroughmuir High School, St Augustine's RC HS

 Parking
Council residents parking permit

 Council Tax Band B-

 EPC - C

 Factor
None

 Viewing
Telephone Campbell Smith on
0131 555 2999

DISCLAIMER
While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.