



1/2 Ritchie Place
Polwarth, Edinburgh
EH11 1DT



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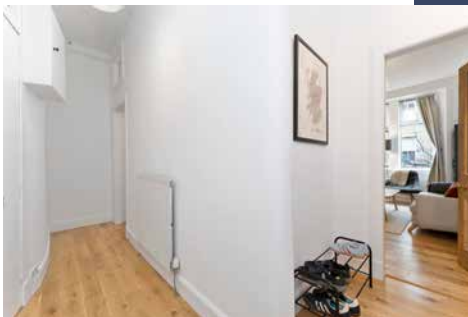
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Please contact us for
more information:

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property@watermans.co.uk



Summary

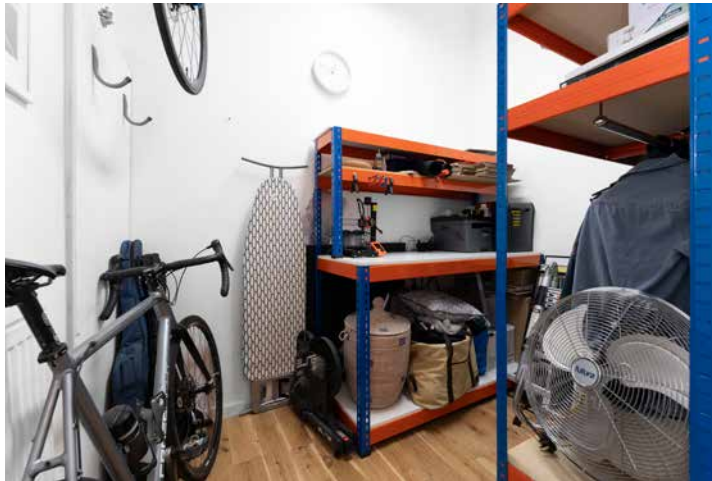
Welcome to a traditional one-bedroom ground-floor city flat which offers bright and airy accommodation that is beautifully presented throughout in neutral hues. This immaculate home further benefits from a modern kitchen and shower room, as well as a handy box room that has the versatility for creative use, whether utilised for storage or as an office. Set near the Union Canal and a public park, this southeast-facing flat also has a superb location in Polwarth that will prove popular with city professionals, couples, first-time buyers, and downsizers alike.

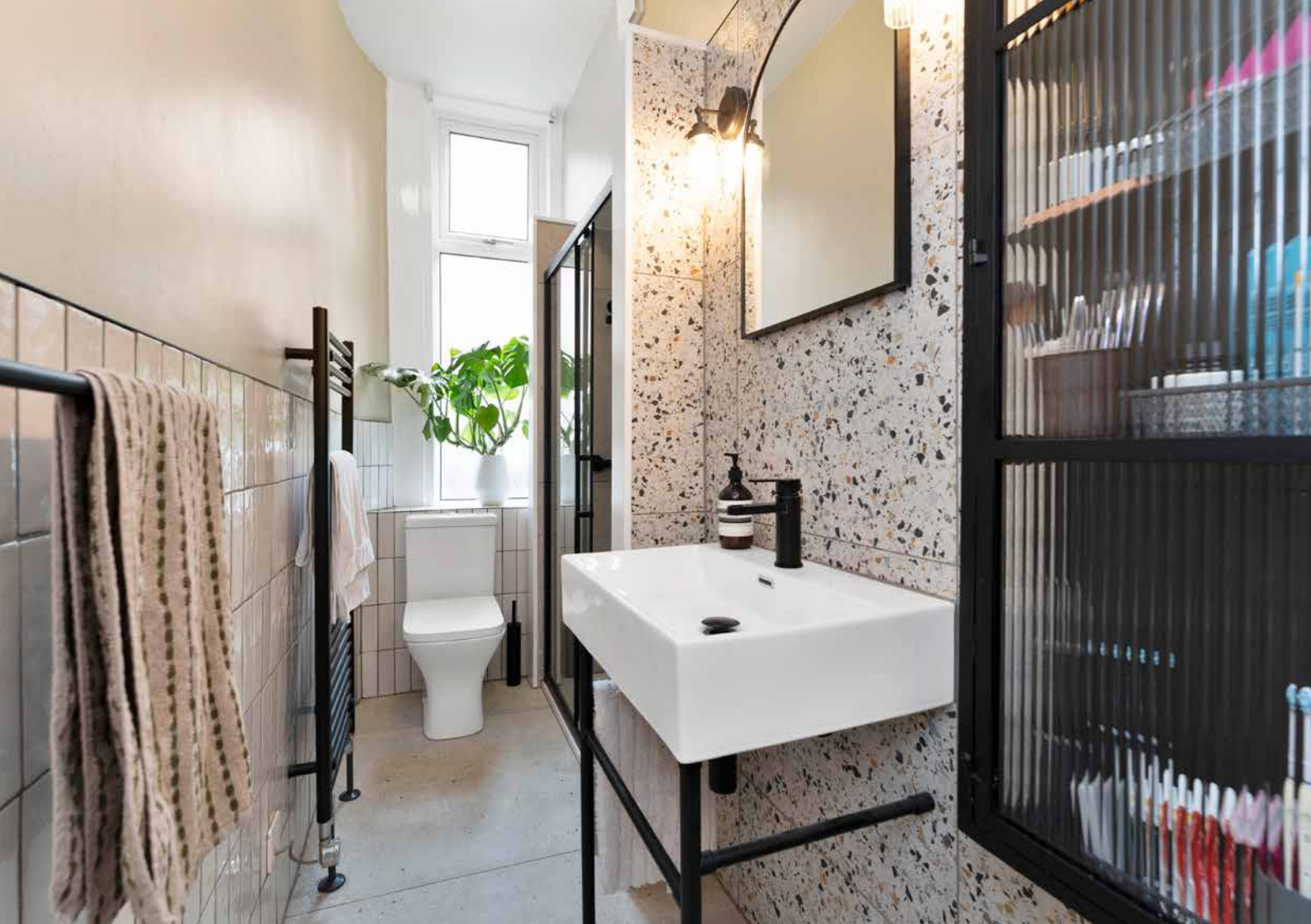
Extras: all fitted floor and window coverings, light fittings, integrated appliances (oven, gas hob, and concealed extractor), and an undercounter dishwasher to be included in the sale.

Features

- A ground-floor city flat in move-in condition
- Part of a traditional tenement building
- Situated in sought-after Polwarth
- Stylish neutral décor and wooden floors
- Inviting hall with built-in storage
- Open-plan kitchen and living room
- One large double bedroom
- Versatile box room for storage/creative use
- Stylish 3pc shower room with walk-in shower
- Communal rear garden
- Controlled permit parking (Zone S4)
- Gas central heating and double glazing



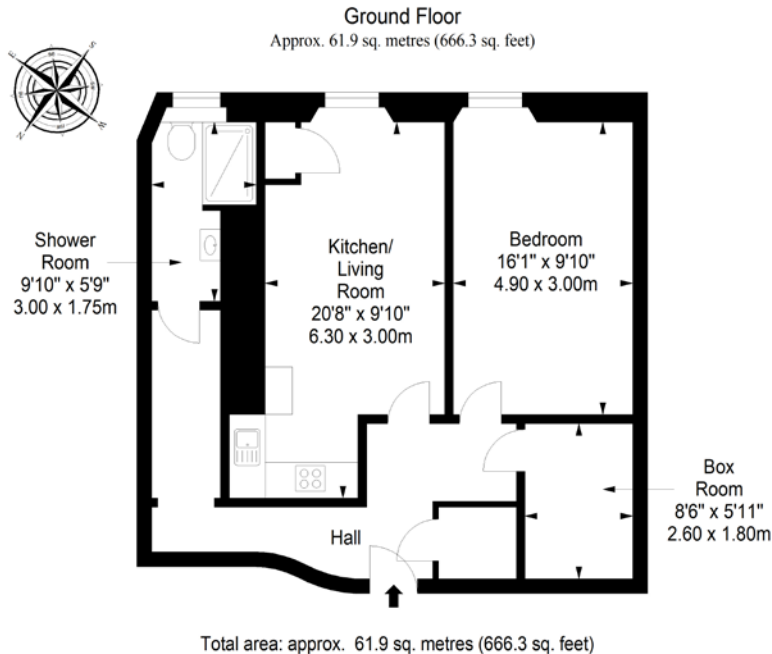








Floorplan



EPC Rating - TBC | Council tax band - TBC | Home report Value - £TBC



Price & Viewings

Please refer to our website
www.watermans.co.uk

Edinburgh

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Glasgow

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