



1/2 Ritchie Place Polwarth, Edinburgh EH11 1DT



1



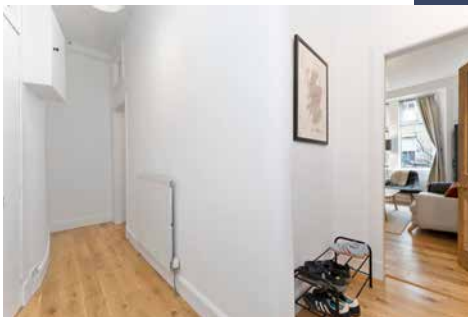
1



1

Please contact us for
more information:

0131 555 7055
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



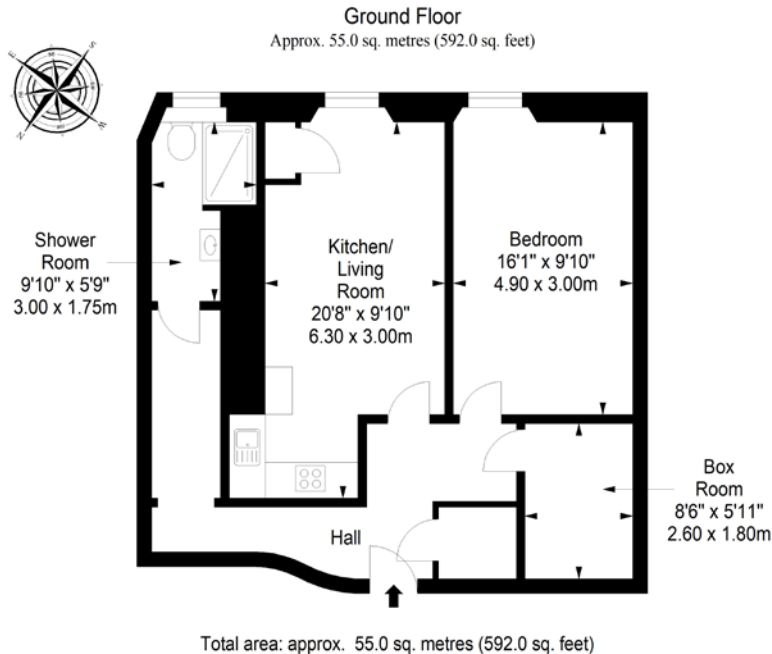








Floorplan



EPC Rating - C | Council tax band - B | Home report Value - £200,000



Price & Viewings

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

Edinburgh

5-10 Dock Place, Leith, EH6 6LU
0131 555 7055
property@watermans.co.uk

Glasgow

193 Bath Street, Glasgow, G2 4HU
0141 483 8325
westcoast@watermans.co.uk



These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.