

5/13 Ritchie Place

EDINBURGH, EH11 1DT



Stylish one-bed tenement in Polwarth



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to give a discerning buyer the chance to acquire this superb one-bedroom apartment. The property is within easy walking distance of Harrison Park and the Union Canal and within striking distance of Edinburgh city centre. Internally, the property is in excellent order and would represent an amazing first-time buy or a buy-to-let investment. For extra warmth and comfort, the property boasts gas central heating and double glazing.

The accommodation is focused on a welcoming living room which neutrally decorated and retains plenty of period character, including a fireplace and exposed floorboards. The elevated position and west facing aspect with views towards the Pentland Hills create a beautifully bright room. Ample floor space gives plenty of options to personalise the space. The stylish modern kitchen is has been opened up to one end of the living room. Clever use of space has allowed the inclusion of a good range of base and wall mounted units, giving plenty of prep and storage space.



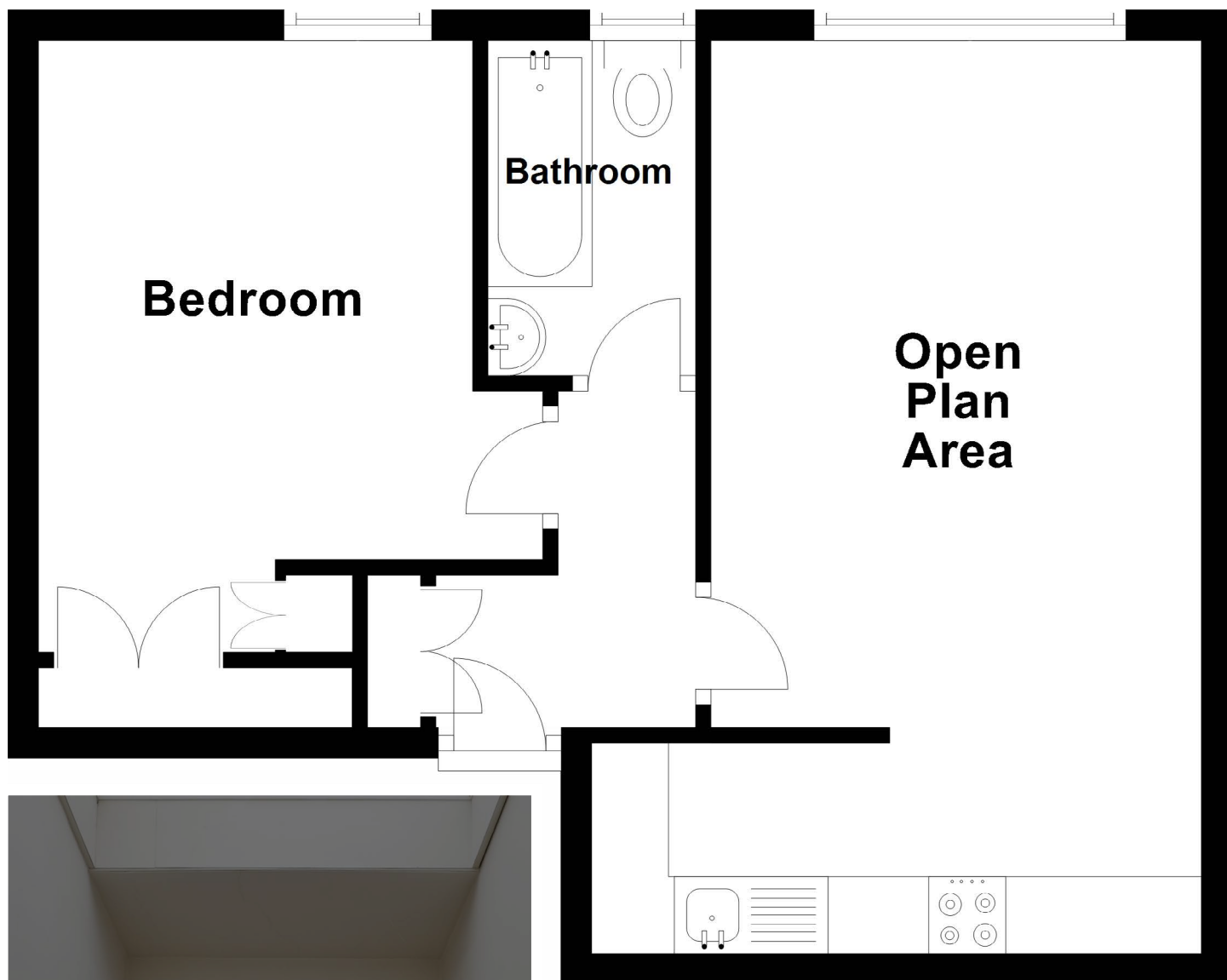


THE KITCHEN



The double bedroom also includes plenty of period character with traditional high ceilings, period coving and plenty of space for a large suite. There is ample space for a range of free-standing furniture. A large custom-built wardrobe provides a very effective storage solution and may be available by separate negotiation. The accommodation is completed by a modern bathroom which is partially tiled and includes a three-piece white suite with shower over bath.





Approximate Dimensions
(Taken from the widest point)

Open Plan Area	5.94m (19'6") x 3.19m (10'6")
Bedroom	3.86m (12'8") x 3.11m (10'2")
Bathroom	2.18m (7'2") x 1.35m (4'5")

Gross internal floor area (m²): 40m²

EPC Rating: D

To the rear, the property also enjoys access to a low maintenance communal garden.

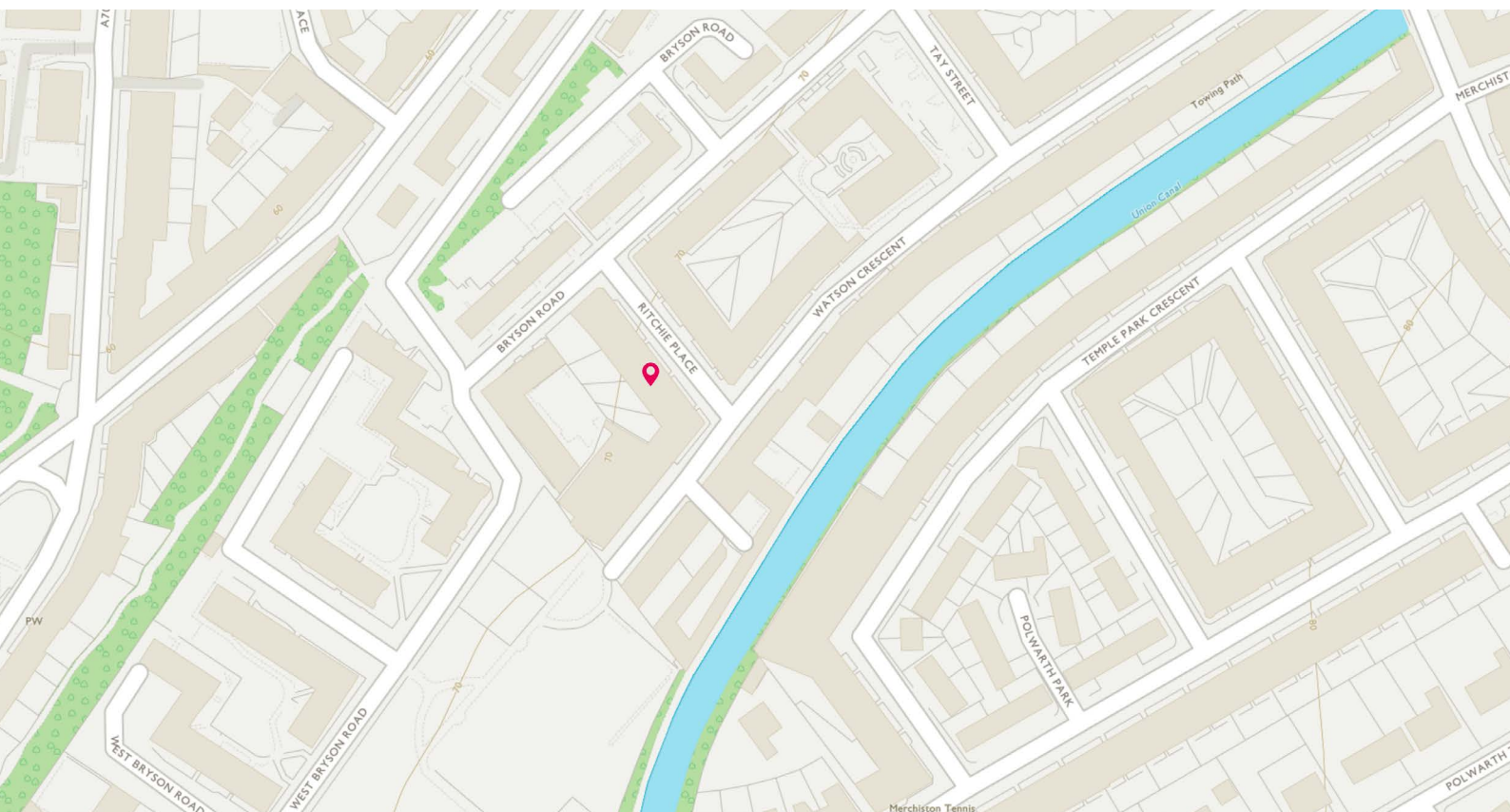
This is a fantastic property in a superb location, and early viewing is highly recommended.



Polwarth is an exclusively residential district to the south-west of the city centre with near neighbours at Merchiston and Bruntsfield. In style and appeal, it is remarkably similar to Morningside, Marchmont and Bruntsfield and comprises mainly of substantial Edinburgh tenement properties dating back to before the turn of the twentieth century.

Local shopping is as convenient as it is extensive. The shopping centre at Polwarth provides a great deal more than normal daily requirements. The centre has a butcher, chemist, delicatessen, grocer, newsagent and off-licence to mention only a few. There is also a continental take away, and the area is served very well by the local Post Office, just around the corner. It is, therefore, an exceptionally well-served area but should more extensive facilities be required, they can be readily enjoyed nearby in Bruntsfield or at Tollcross or, for that matter, the city centre itself.





McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. 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. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.