



Estate Agents and Solicitors

1/7 Ritchie Place, Edinburgh, Polwarth, EH11 1DT

Spacious and Flexible, Traditional, Two-Bedroom, Second-Floor Flat

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Property Description

Spacious and flexible, two-bedroom, second-floor flat, forming part of a traditional stone-built tenement. Conveniently located in the popular Polwarth area, just west of Edinburgh city centre.

Comprises an entrance hallway, living/dining/kitchen, two double bedrooms, and a bathroom.

Requiring some moderate updating, features include a kitchen with appliances, contemporary flooring, gas central heating and double glazing.

In addition, there are tall ceilings, period cornice work, good storage and a flexible floorplan, with potential for a one-bedroom and two-public room layout.

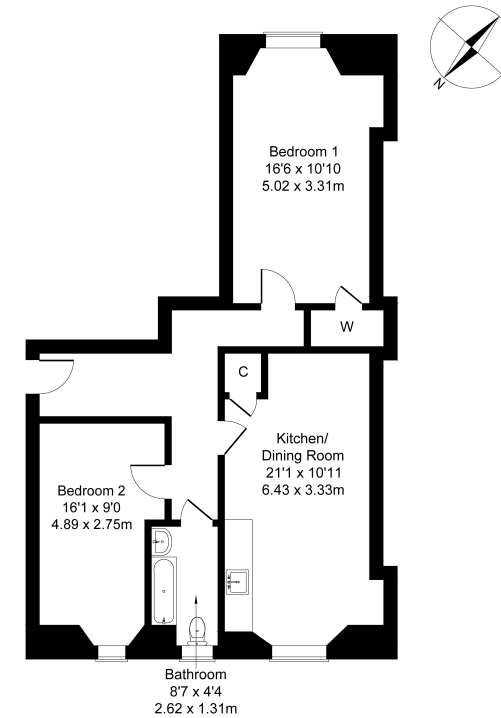
Externally there is a shared garden to the rear, zoned surrounding streets and easy access to Merchiston Park.

A high-ceilinged entrance hall, finished with airy, neutral decor, leads to all rooms within the flat. A well-proportioned room, finished with neutral decor and modern, wood-effect flooring, includes a kitchen and built-in storage, and offers generous, flexible space for both lounge and dining furniture. The kitchen comprises modern, white units, a stone-effect worktop, splashback tiling and a number of freestanding appliances, including a cooker, a fridge/freezer and a washing machine.

Two double bedrooms are similarly well-proportioned. Whilst bedroom one includes a built-in wardrobe and is finished with modern, wood-effect flooring, the remaining bedroom retains its original floorboards. Both bedrooms enjoy high ceilings and period plasterwork.

Completing the accommodation, a bright bathroom comprises a white, three-piece suite, a shower-over-bath and tiled splash walls.

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Approximate Gross Internal Area: (719 sq ft - 66.76 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Polwarth is a popular area comprised mainly of impressive Victorian tenements, and lies just west of the city centre close to Tollcross and the West End. There is good local shopping throughout, with Tollcross and Dalry Road offering further amenities and supermarkets. Scenic walks and cycleways can be found along the Union Canal, whilst the Bruntsfield Links and the Meadows offer vast open green spaces. Neighbouring Morningside and Bruntsfield offer a vibrant mix of independent

specialist shops, cafes and bars and The Fountain Park Leisure Complex includes a multi-screen cinema, fitness centre and restaurants. Many attractions, businesses and educational institutions of Edinburgh Centre can be reached easily on foot, as can Haymarket Station with its connections via tram and rail for further onward travel. Regular bus services are also available from Dundee Street and Polwarth Gardens.





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