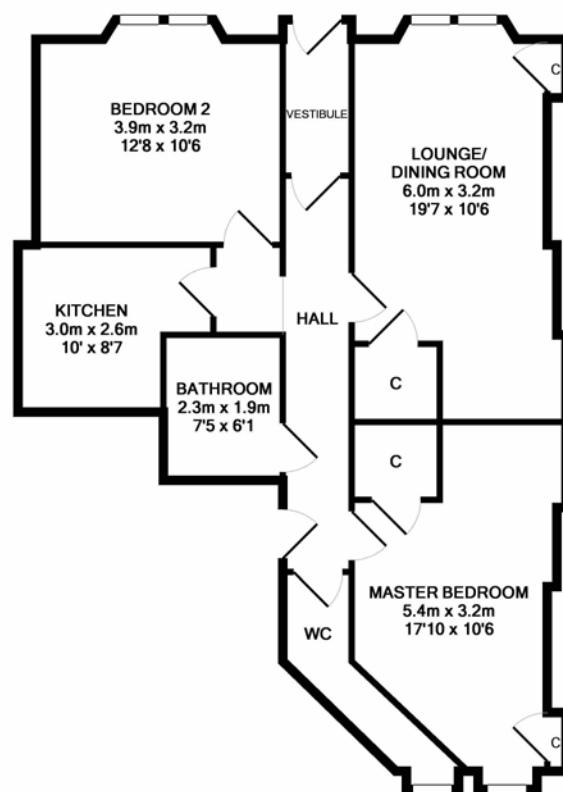


6 Ritchie Place, Edinburgh, EH11 1DU

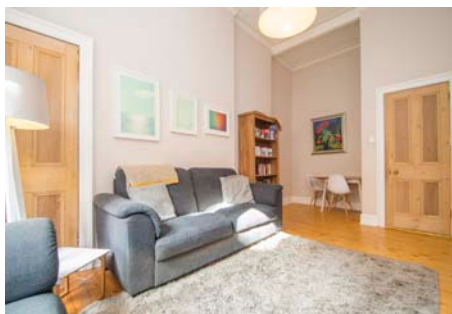


For Sale

Superbly presented and exceptionally spacious main door flat, forming part of a traditional built Victorian tenement. Evenly proportioned accommodation comprising entrance vestibule, sunny twin window lounge/dining room, stylish modern fitted kitchen with appliances, 2 generous double bedrooms, luxuriously fitted bathroom with electric shower above bath and separate W.C. compartment. Fine original period features including stripped floorboards and doors. Gas central heating and PVC double glazed windows.



Measurements are approximate. Not to scale. Illustrative purposes only
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Ritchie Place lies approximately 2 miles south west of Princes Street and is therefore ideally placed for those working within the city centre with a regular bus service available nearby. Alternatively, major access roads and Haymarket railway station allow for ease of commuting out with the capital. Within the immediate vicinity there are amenities to meet every day needs including shops, banks, leisure centres, Union Canal Walkway, Harrison Park, cinemas and theatres with the neighbouring district of Bruntsfield providing an eclectic mix of bars and restaurants. It is also worth noting the regeneration of the Union Canal with Edinburgh Quay at Fountainbridge housing a number of waterside bars and bistros.

Energy Performance Rating D

Viewing

Please see ESPC website or contact agent 0131 226 9167

