



23/2 Livingstone Place
Marchmont, EH9 1PD

Deans 
Solicitors & Estate Agents LLP





GROUND FLOOR FLAT

- Living Room
- Kitchen/Dining Room
- Double Bedroom
- Shower Room
- Shared Rear Garden
- On-Street Permit Parking
- Gas Central Heating
- EPC Rating – D



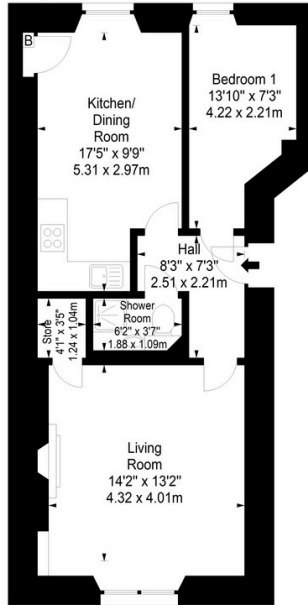
This well-proportioned ground floor flat form part of a traditional tenement and retains attractive period features throughout. The property is quietly located in a highly sought-after area of Marchmont, south of Edinburgh city centre, close to convenient amenities including supermarkets, artisan stores, popular cafes, bars and restaurants, highly regarding schools and Edinburgh University. Nearby there is lovely outdoor space at the Meadows and Bruntsfield Links and there are excellent transport links to city centre and surrounding areas. The accommodation comprises; welcoming hallway, spacious, living room, separate kitchen/ dining room, one good-sized double bedroom and shower room. Externally, there is shared garden to the rear and there is on-street permit parking in the area. The property has sash and case windows and has gas central heating. Included in the sale are the fitted floor coverings, oven, hob, hood, washing machine and fridge-freezer. All included appliances are sold as seen with no warranty provided.



Livingstone Place,
Edinburgh,
Midlothian, EH9 1PD



Approx. Gross Internal Area
565 Sq Ft - 52.49 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



Disclaimer: 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. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

Deans 
Solicitors & Estate Agents LLP

Your Property People.

0131 667 1900

mail@deansproperties.co.uk

deansproperties.co.uk