



**1F1, 14 Livingstone Place  
Marchmont, EH9 1PE**

**Deans**   
Solicitors & Estate Agents LLP





## FIRST FLOOR FLAT

- Sitting Room
- Kitchen
- Two Bedrooms
- Bathroom
- Gas Central Heating
- Shared Rear Garden
- Permit & Pay Meter Parking
- EPC Rating- C





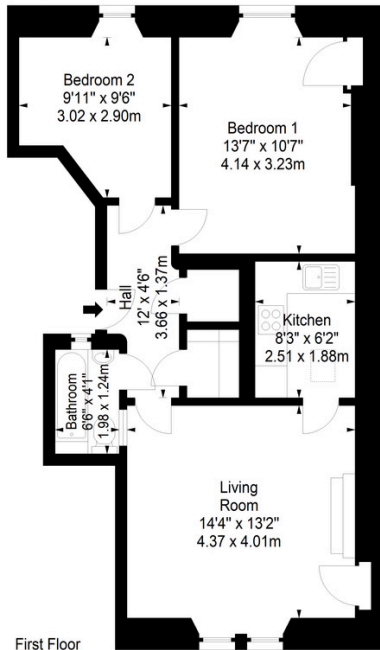
Located a stone's throw from the Meadows, this lovely and spacious first floor flat forms part of a traditional tenement in the sought after conservation area of Marchmont. The property is within walking distance of an abundance of excellent amenities including cafés, bars and restaurants in Bruntsfield and Newington. Lovely walks can be found along the Meadows and Arthur's Seat a short walk away. In move-in condition the accommodation would make an ideal purchase for the young professionals and comprises; secure entry phone system, welcoming hallway with two good storage cupboards, attractive sitting room with twin recessed windows, feature fireplace and ornate cornice work, contemporary internal kitchen with integrated appliances, two delightful double bedrooms and bathroom with white suite and shower. There is a well maintained shared rear garden with permit and pay meter parking available. Further benefits include gas central heating and sash & case windows. Included in the sale are fitted floor coverings and curtains along with the hob, oven, hood, fridge-freezer, washing machine, dishwasher and light shades All appliances are sold as seen with no warranty provided.



Livingstone Place,  
Edinburgh,  
Midlothian, EH9 1PE



Approx. Gross Internal Area  
632 Sq Ft - 58.71 Sq M  
For identification only. Not to scale.  
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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.

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Your Property People.

**0131 667 1900**

[mail@deansproperties.co.uk](mailto:mail@deansproperties.co.uk)

[deansproperties.co.uk](https://deansproperties.co.uk)