



19/6 Livingstone Place

Marchmont, Edinburgh, EH9 1PD



VMH ESTATE AGENTS



Charming 2nd floor flat with period features in the popular Marchmont area, close to the city centre

- Sitting/dining room
- Study/boxroom
- Kitchen
- 2 double bedrooms
- Shower room & separate WC
- Bright & well proportioned
- Central location close to amenities
- Secure entryphone system
- Communal rear garden
- Gas central heating & double glazing



Offers Over: £320,000

EPC Rating: C

Council Tax: D

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

Located in the popular, central area of Marchmont this 2 bedroom 2nd floor flat offers an immaculate home for those looking to live in the city.

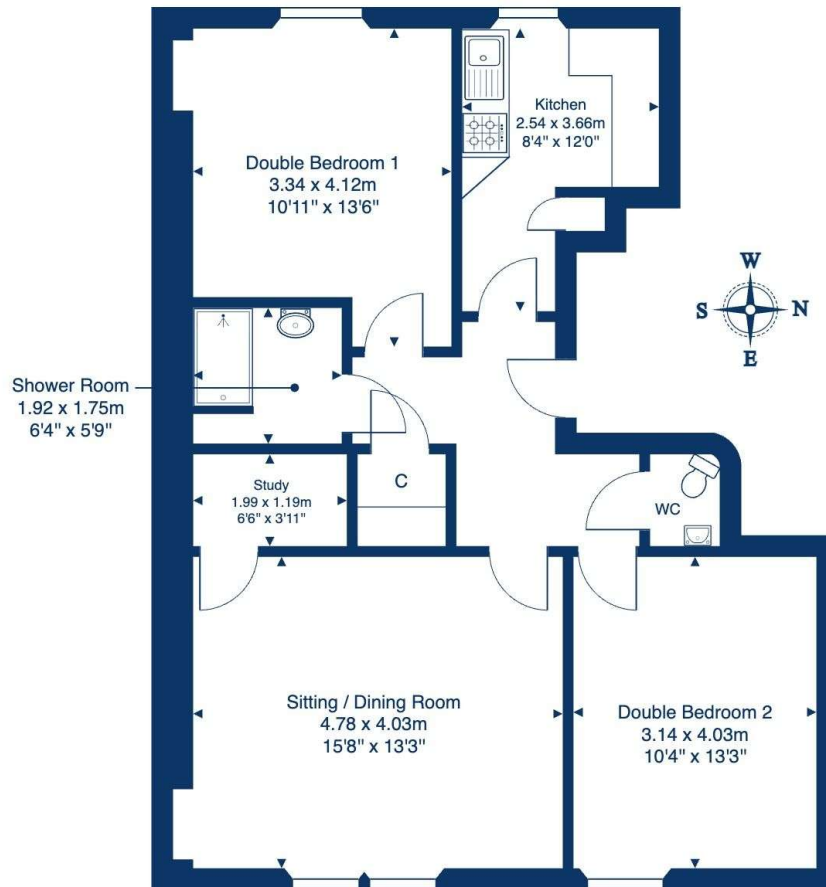
The property is bright and well proportioned, and enjoys both period features and modern finishes. Further benefits include gas central heating with Smart Learning thermostat, double glazing & access to a communal rear garden.

Extras

To include all fitted flooring, curtain poles, blinds, oven, hob, fridge/freezer, washing machine, dishwasher, hallway & WC mirrors & garden shed. The double bed & mattress & double-door wardrobe are also available if desired.



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Second Floor

Total Area: 73.2 m² ... 788 ft²

All measurements are approximate and for display purposes only.

Location

Marchmont is an extremely popular location which is situated approximately a mile south of Edinburgh's city centre. It offers a wide variety of local amenities including convenience and speciality shops, a bank, post office and chemist. In addition there are a number of coffee shops, bars and restaurants. The property is a short walk from the Meadows and Bruntsfield Links where facilities include children's playgrounds, tennis courts, a bowling green and a pitch and putt. Excellent walks can also be enjoyed on Blackford Hill, Hermitage of Braid and in the Pentland Hills and there are many excellent golf courses within easy reach as is Warrender Swim Centre. Access to the city centre is easy both on foot and by bus and the city bypass is nearby which connects into the motorway network North, South and West. Schooling is well represented in both the private and state sectors.





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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.