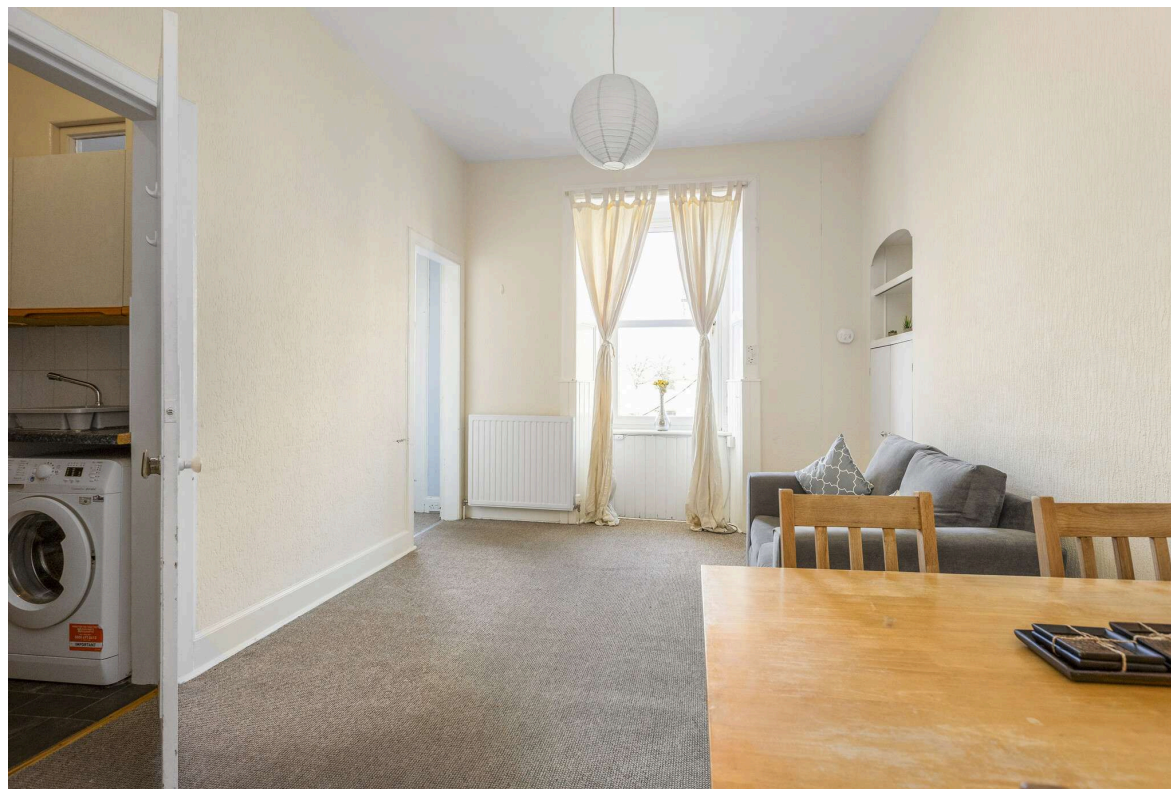




15 (2f1) Livingstone Place
MARCHMONT | EDINBURGH | EH9 1PE


warners
solicitors & estate agents



15 (2f1) Livingstone Place

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Set in a handsome traditional tenement on a quiet street in the heart of sought-after Marchmont, moments from The Meadows, excellent amenities and a myriad of university buildings is this spacious second floor apartment.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright open plan lounge/kitchen with attractive kitchen section, generous dining space and a utility room off. The large twin windowed master bedroom has detailed cornicing and the second bedroom is entered off the lounge. The flat is completed by a bathroom with white three piece suite.

- Traditional tenement apartment in the heart of Marchmont
- Moments from the vast open Meadows Park
- Close to excellent cafes, bars and restaurants
- Wide array of university buildings conveniently close
- Period features
- Welcoming hallway with ample storage
- Bright open plan lounge/kitchen
- Utility room
- Two bedrooms
- Bathroom with white three piece suite

EPC C, Council tax C. There is no factor associated with this property.

All fixtures, fittings, fridge/freezer, oven, hob and extractor fan are included in this sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Marchmont is a sought after residential area, which lies to the south of the 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 popular coffee shops, bars and restaurants. Further amenities can be found at Newington, Morningside and Bruntsfield, all locations being easily accessible. Leisure facilities are excellent and include Warrender Swim Centre, the Meadows and Bruntsfield Links where facilities include a children's playground, tennis courts, a bowling green and pitch and putt. Excellent walks can be enjoyed on nearby Blackford Hill, the Hermitage of Braid and the Pentland Hills. The flat is situated close to a number of university buildings, the Royal Hospital for Sick Children and the Scottish Parliament. An efficient public transport network is on hand which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.

