



2/2 Livingstone Place
MARCHMONT | EDINBURGH | EH9 1PB

warners
solicitors & estate agents



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Warners are delighted to present this exceptionally spacious and beautifully maintained two-bedroom ground-floor flat with private front garden, set within the highly sought-after Marchmont area. Located just moments from the picturesque open spaces of The Meadows, this elegant property enjoys easy access on foot to both Edinburgh University and the City Centre, making it ideal for professionals, academics, or anyone seeking the vibrancy of city living combined with green space tranquillity. Accessed via a well-kept communal stair with secure entry system, the flat effortlessly combines charming period features with stylish modern upgrades. The welcoming entrance hallway leads to a bright and generously proportioned living and dining room, complete with elegant twin windows, dining area and fireplace with gas fire. The modern kitchen currently comprises an electric hob, oven and fan, fridge/freezer and washing machine. Both bedrooms are well-proportioned, offering excellent flexibility for use as bedrooms, guest rooms, or a home office. Completing the accommodation is the stylish new shower room with walk in shower and a heated towel rail. The property benefits from a private front garden and to the rear, a beautifully maintained shared garden.

- Prime Marchmont location near the Meadows and Edinburgh University
- Spacious ground-floor flat with elegant features
- Two generously sized bedrooms
- Bright sitting/dining room with feature fireplace
- Modern kitchen with integrated appliances
- Private front garden and rear shared garden
- Permit parking
- Energy Rating D and Council Tax Band D

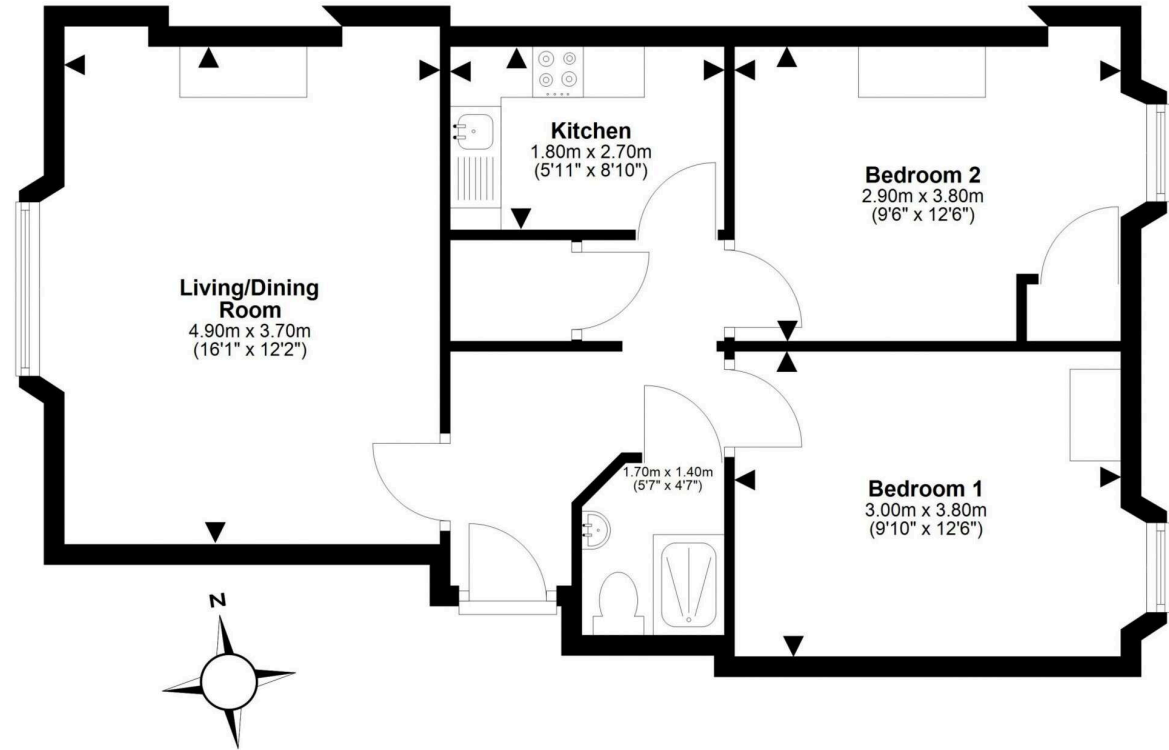
Furniture can be made available with separate negotiation

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



Marchmont is one of Edinburgh's most desirable areas, being close to the city centre, the city's main financial core and both Edinburgh and Napier Universities. The vibrant district is surrounded by the exclusive areas of Bruntsfield and Merchiston, whilst the open expanses of Bruntsfield Links and the Meadows are just a leisurely stroll away. There is an abundance of bars, restaurants and cinemas, all within walking distance. The city centre itself can be accessed in a matter of minutes by car or public transport. There is good quality schooling, both in the public and private sectors, whilst the city by-pass and main motorway networks are easily accessible.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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