

COULTERS[©]

9/4 LIVINGSTONE PLACE

MARCHMONT, EDINBURGH, EH9 1PA

 1 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

This is a particularly spacious one-bedroom apartment situated within a traditional tenement just a stone's throw from The Meadows and The University of Edinburgh. Positioned on the first floor, the property boasts classical proportions, retained period features and sympathetic contemporary upgrades.


Due to its size and layout, although most recently used as a one bedroom flat, there is excellent potential to have two bedrooms without the need for alterations, thanks to the large kitchen/dining room that also has ample room for living room furniture.

In brief, the accommodation comprises; sitting room with cornicing, shelved press and timber flooring; generously proportioned fitted kitchen with separate utility room; double bedroom; box room which currently houses fitted wardrobes; bathroom and WC.

KEY FEATURES

 First floor flat in excellent location.

 Large 1 bedroom or potential for 2 bedrooms.

 Lovely retained period features.

 Shared rear garden.

 On street permit parking.

 Moments from The Meadows.



The property is fitted with gas central heating and single glazed sash and casement windows. To the rear of the property, accessed via the communal stair, is a shared garden. Permit parking is available on street.

EXTRAS

All blinds, curtains, light fittings, fitted flooring and white goods are included in the sale price.



THE LOCAL AREA

Marchmont is a beautiful conservation area and leafy residential location, situated south of Edinburgh's City Centre. Moments from The Meadows, the property enjoys access to peaceful walks and far-reaching cycling routes as well as coffee shops and independent boutiques. Discover excellent recreational amenities at Warrender Swim Centre with its heritage Victorian pool and state-of-the-art fitness gym or at one of the numerous yoga studios.

Practice your swing on The Links - home to the world's first club house. For everyday shopping, there is a Scotmid and Sainsbury's Local nearby, along with the renowned Victor Hugo Deli. It is an ideal location for the University of Edinburgh and Edinburgh College of Art, both within walking distance. Highly regarded schooling includes Sciennes Primary and James Gillespie's High School, with private school choices such as George Heriot's, all also within walking distance. While the City Centre is easily accessible on foot, regular bus services take less than twenty minutes.

GET IN TOUCH



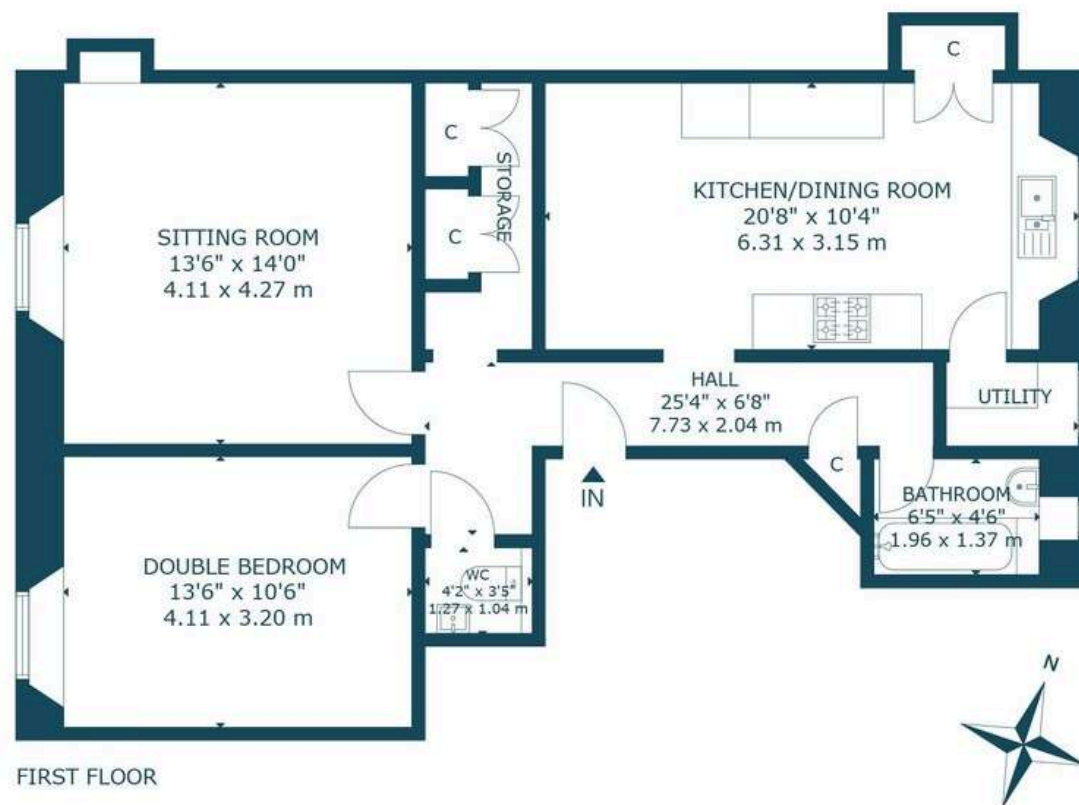
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9/4 LIVINGSTONE PLACE, SCIENNES, EDINBURGH, EH9 1PA

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY APPROXIMATE GROSS INTERNAL AREA 827 SQ FT / 77 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.