



9/1 Livingstone Place

Marchmont, EDINBURGH, EH9 1PA



VMH ESTATE AGENTS



Impressive, bright ground floor flat with small enclosed private garden

- Sitting/dining room - log burner
- Kitchen leading to rear garden
- Double bedroom - built in wardrobes
- Shower room
- Charming period features
- Meadows & amenities close by
- Desirable residential area
- Private west-facing front garden
- Shared rear garden
- Permit parking
- Gas central heating



Offers Over: £265,000

EPC Rating: D

Council Tax: D

Tenure: Freehold

Further information can be found in the home report.

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About the Property

Impressive ground floor flat forming part of a Victorian tenement and located in the highly sought after residential area of Marchmont. The property benefits from a small enclosed private garden to the front and direct access from the kitchen to a lovely shared rear garden. The Meadows are on the door step being at the end of the street and a variety of local amenities are within close walking distance.

The interior of the property is bright and well proportioned and complemented by charming period features such as working shutters, decorative corncicing and an attractive fireplace with log burner in the sitting/dining room.

The property has been successfully let by the current owners and the appropriate landlord compliance documentation were obtained, including an Electrical Installation Condition Report, Legionella Risk Assessment and Landlord Gas Safety Certificate - these can be made available on request.

Extras

All fitted floor coverings, curtains, light fittings, hob, oven, extractor hood, fridge/freezer, dishwasher and washing machine are included in the sale price.





Location

Marchmont is a highly sought-after area, situated approximately a mile south of Edinburgh's city centre. It offers a wide variety of local amenities including convenience and speciality shops, along with a number of coffee shops, bars and restaurants. It 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 and at Hermitage of Braid. Access to the city centre is easy both on foot and by bus. Excellent schooling is represented in both the state and private sector.



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Shower Room
1.25 x 3.11m
4'1" x 10'3"



Ground Floor

Total Area: 54.1 m² ... 582 ft²

All measurements are approximate and for display purposes only.



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Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

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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.