

2/1 LIVINGSTONE PLACE  
EDINBURGH, EH9 1PB



IrvingGeddes  
W.S. • Solicitors • Estate Agents

- PRIME MEADOWS LOCATION
- NEW DG WINDOWS & COMBI BOILER
- PATIO DOORS TO REAR
- SCIENNES PRIMARY (2MINS)
- LOG-BURNER
- EPC 'C' & COUNCIL TAX 'C'
- GROUND FLOOR PROPERTY
- TWO DOUBLE BEDROOMS
- TURNKEY CONDITION

## 2/1 LIVINGSTONE PLACE, EDINBURGH, EH9 1PB

A beautifully finished two bedroom ground floor flat in highly sought after Marchmont, just moments from The Meadows. Thoughtfully upgraded throughout, this is a calm, stylish home in true move-in condition.

A bright, welcoming living space with contemporary log burner, creating a cosy focal point. Original flooring, new wooden double-glazed sash & case windows with attractive plantation shutters from the Edinburgh Shutter Company, recessed press, and access to the kitchen. The kitchen is sleek and well-designed, with clean lines and double wall units, oven, fridge freezer, washing machine and dishwasher. The central hall has original flooring, with the contemporary shower room and W.C. located off. The newly carpeted principal bedroom has double-glazed French doors with full height plantation shutters, accessing a well-kept communal garden, perfect for morning coffee. The second bedroom is well-proportioned, currently housing a loft-style bed, and has a new UPVC double glazed window with original shutters. The neat private front garden space is an ideal size for a bench or bistro set & enjoys the afternoon sun.

The property is fully double-glazed and warmed by gas-fired central heating (Worcester boiler with 10yr guarantee fitted in 2025). The flat also benefits from a private under-stairs store in the communal hallway and a private front patio garden, ideal for seating or potted plants. There is permit and metered on-street parking.

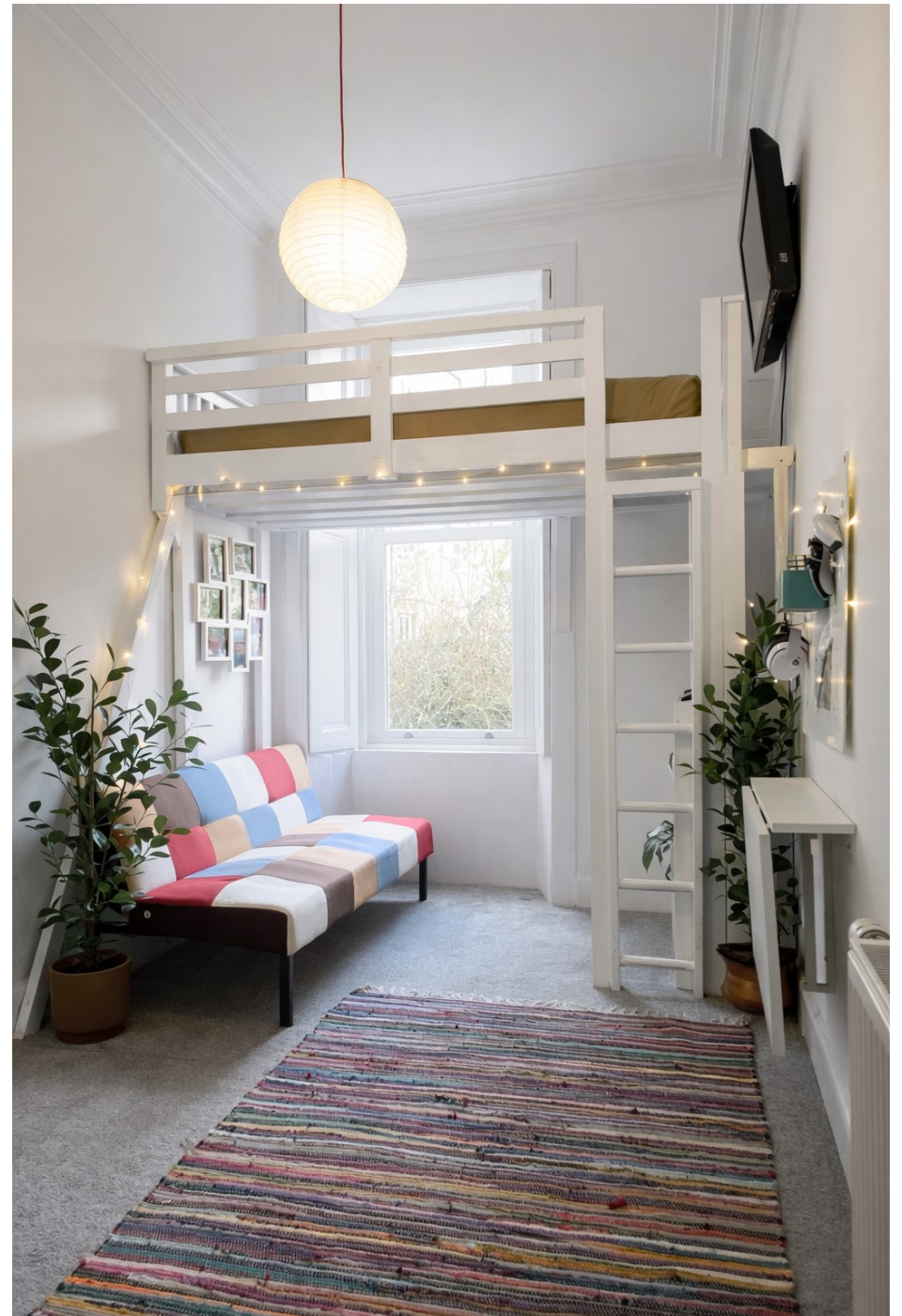
Set in a highly sought-after area within walking distance of the city centre (approx. 20 minutes to Princes Street), 2 minutes to the ever popular Meadows, and in catchment for excellent schools, cafés and shops.

**Energy Performance** Rated 'C' **Council Tax Band** 'C'

**Viewing** Strictly by appointment through Irving Geddes - 01764 653771  
or [drummond@irvinggeddes.co.uk](mailto:drummond@irvinggeddes.co.uk)

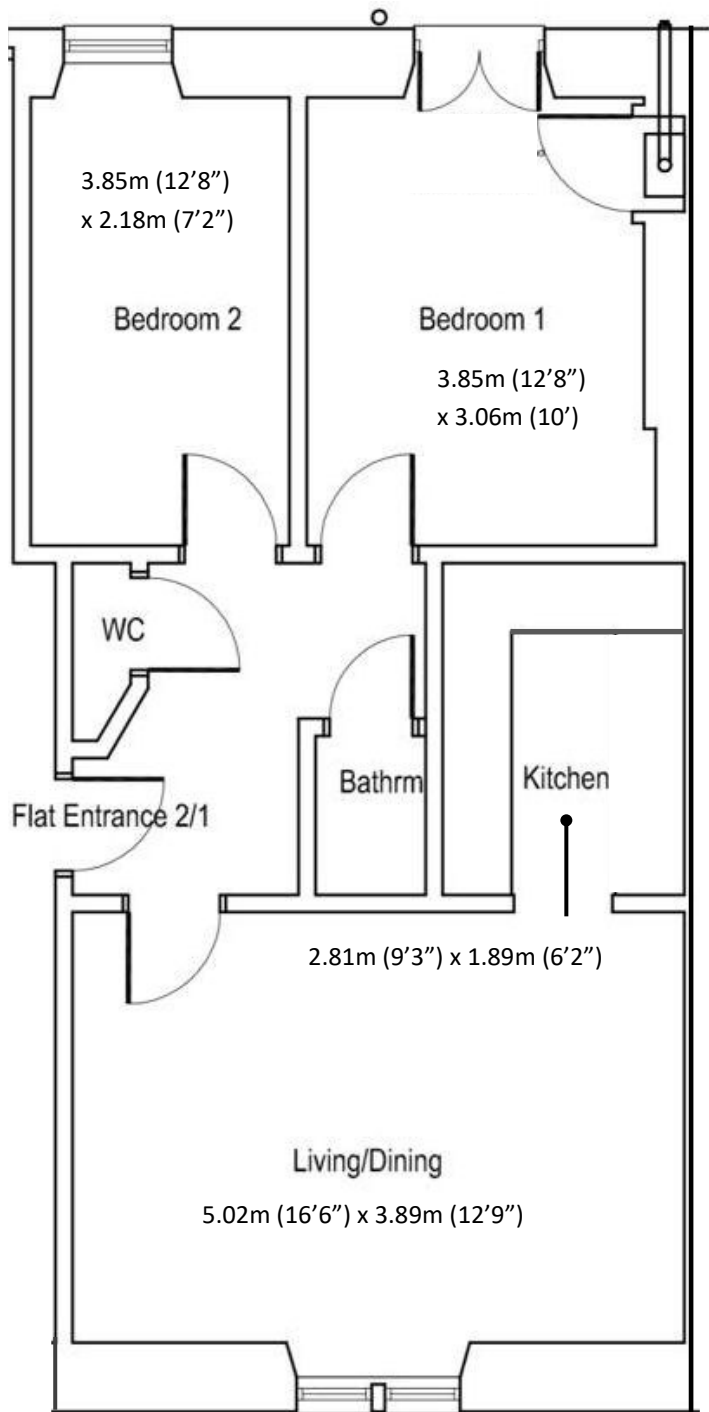












These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.