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Offers Over
£250,000

14/1 Livingstone Place

Marchmont | Edinburgh | EH9 1PE

A wonderful opportunity to acquire this charming ground-floor flat in a traditional tenement, nestled in the heart of Marchmont. Just a short walk from the scenic open spaces of The Meadows, this property is ideal for first-time buyers, professionals, or investors seeking a fantastic city home.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Zoned Parking
-  Communal Rear & Private Front Gardens
-  EPC Rating – D
-  Council Tax Band - D



Description

The well-presented accommodation briefly comprises a secure entry system, welcoming hallway with a useful utility cupboard, a light and airy reception room, and an open-plan fitted kitchen with breakfast bar. The spacious principal bedroom features beautiful corning and a walk-in wardrobe, while there is also a good-sized second bedroom and a wet room completes the accommodation. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the hob and oven.

Gardens & Parking

There is a well maintained communal garden to the rear and for the car user there is permit/meter parking. There is also a section of private garden to the front of the property.

Viewing

By appointment through Neilsons (0131 625 2222).



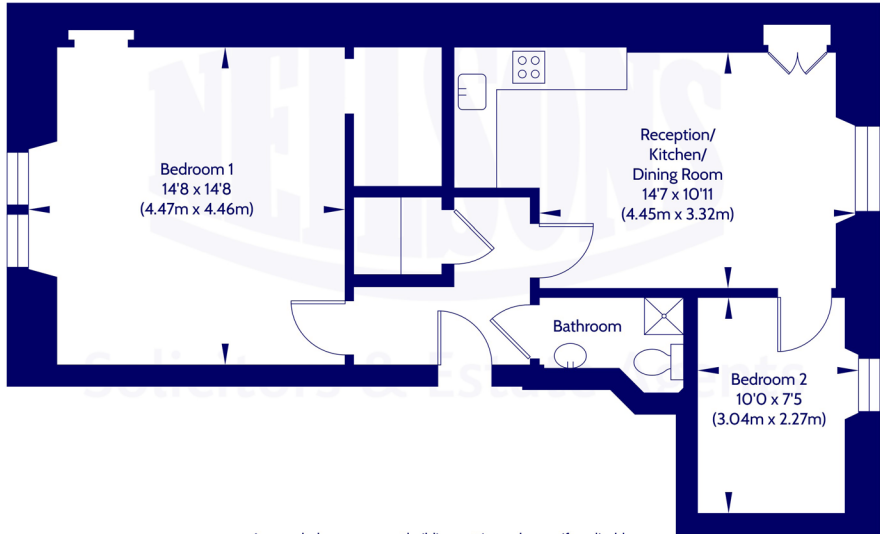


Location

The property forms part of the desirable Marchmont district of the city, lying to the south of the city centre and within easy reach of neighbouring Morningside, Bruntsfield and Newington. Excellent local amenities are on hand including a variety of specialised shops, cafes, bistros, bars and restaurants. The property is also in close proximity to the University of Edinburgh. For leisure and recreational facilities, the property is within walking distance of the delightful open spaces, tennis courts and other sports facilities available on The Meadows and Bruntsfield Links with several golf courses on the south side of the city. Cinemas and theatres are also nearby together with Warrender Swim Centre with pool, gym and sauna. Regular bus services are available in the area and lead to the city centre and beyond.



Approx. Gross Internal Floor Area 56 Sq M / 598 Sq Ft.
Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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