

PODPOINTER'S®

# 22/1 LIVINGSTONE PLACE

MARCHMONT, EDINBURGH, EH9 1PD

 1 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

22/1 Livingstone Place is a bright and well-presented ground floor flat forming part of a traditional tenement in the highly desirable Marchmont area, just moments from the open green space of the Meadows. Ideally positioned for access to the University of Edinburgh and a wide range of local amenities, the property will appeal to first-time buyers, professionals and investors alike.

The accommodation is entered via a welcoming hallway which provides access to all rooms. The sitting and dining room is a generously proportioned space, enhanced by a large window which allows for excellent natural light, along with attractive period features including a fireplace and traditional detailing.



The kitchen is positioned to the rear of the property and offers views over the communal garden. It is fitted with a range of open shelving and base units providing a practical and functional space for everyday use.



## KEY FEATURES



Ground floor flat in popular Marchmont.



Spacious double bedroom with walk-in-wardrobe.



Private front garden and store cupboard.



Permit parking available.



University of Edinburgh a short stroll away.



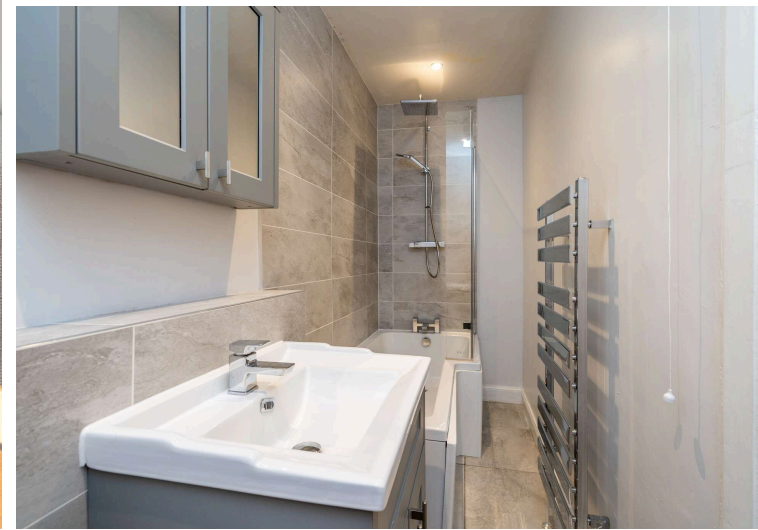
Located just off the Meadows.



EPC Rating - C



Council Tax Band - C



The double bedroom is quietly situated to the rear and is particularly spacious, benefitting from a walk-in-wardrobe, feature fireplace and Edinburgh press. A bathroom fitted with a modern three-piece suite and shower over bath completes the accommodation.

The property further benefits from gas central heating.

The flat comes with a private garden to front, shared garden to the rear and a private store cupboard in the communal stair. Permit holder parking is available on the street.



# THE LOCAL AREA

Marchmont is a leafy residential area 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 the newly-refurbished 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 conveniently located Margiotta across the road, along with a Sainsburys, local fishmonger and greengrocer nearby. It is an ideal location for the University of Edinburgh and Edinburgh College of Art, both within walking distance.

The property is in the catchment area for highly regarded schools: James Gillespie's Primary School, St Peter's RC Primary School, James Gillespie's High School and St Thomas of Quin's RC High School. Further private school choices such as George Heriot's School and George Watson's College are also within walking distance. While the City Centre is easily accessible on foot, regular bus services take less than twenty minutes.

## EXTRAS

All light fittings, curtains, blinds, fitted flooring and white goods are included in the sale price. The wall-mounted TV in the bedroom is NOT included.

**HOME REPORT VALUATION: £270,000**



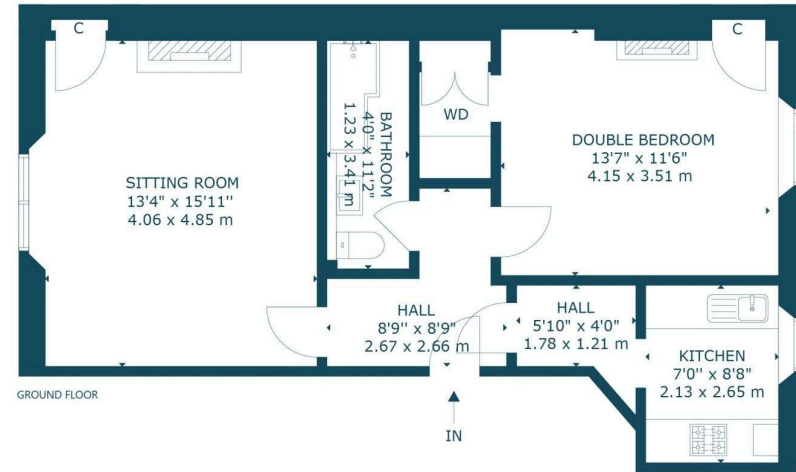
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22-1 LIVINGSTONE PLACE, EDINBURGH, EH9 1PD  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 640 SQ. FT. / 59 SQ. M  
All measurements and fixtures including doors and windows are  
approximate and should be independently 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.