



8/13 Livingstone Place
Marchmont, EH9 1PA

Deans 
Solicitors & Estate Agents LLP



THIRD FLOOR FLAT

- Living Room/ Dining Room/ Kitchen
- Two Double Bedrooms
- Shower Room
- Communal Rear Garden
- On-Street Permit Parking
- Gas Central Heating
- EPC Rating – C



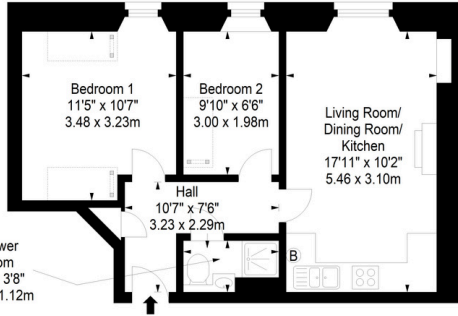
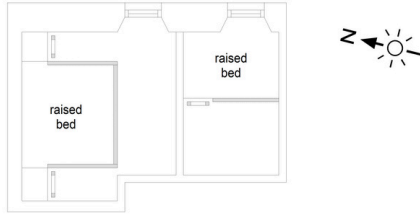
Situated on the third floor of a traditional tenement building, this spacious and well-proportioned flat enjoys a prime position in the highly sought-after area of Marchmont. A wide range of local amenities, including independent shops, cafés, and bars, are conveniently nearby. The property is also within easy walking distance of the city centre and benefits from close proximity to the Meadows, offering beautiful green space and picturesque walks. The accommodation comprises an entrance hallway, a bright open-plan living, dining, and kitchen area, two well-proportioned double bedrooms featuring mezzanine-style double beds, and a shower room. Externally, there is a well-maintained communal garden to the rear of the property and on-street permit parking is available in the area. The property features gas central heating. Included in the sale are the fitted carpets, floor coverings and white goods. All appliances included in the sale are sold as seen with no warranty provided. Other items may be available by separate negotiation.



Livingstone Place,
Edinburgh,
Midlothian, EH9 1PA



Approx. Gross Internal Area
473 Sq Ft - 43.94 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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