



Solicitors & Estate Agents










Offers Over
£285,000

17/7 Livingstone Place

Marchmont | Edinburgh | EH9 1PE

A wonderful opportunity to acquire this top-floor flat forming part of a traditional Edinburgh tenement, superbly positioned in the heart of the highly sought-after Marchmont district. Located just a short stroll from the beautiful open green spaces of The Meadows and within easy reach of the city centre, universities, cafés, and local amenities, this move-in-ready home will appeal to first-time buyers, professionals, downsizers, and investors alike.

-  2 Bedrooms
-  1 Public Rooms
-  1 Bathroom and WC
-  Zoned Permit Parking
-  Communal Rear Gardens
-  EPC Rating – C
-  Council Tax Band - C



Description

The accommodation is accessed via a welcoming entrance hall and centres around a bright and spacious front-facing lounge/dining room. Enhanced by twin windows that flood the room with natural light, this versatile living space offers ample room for both relaxing and entertaining. The lounge flows directly into the fitted kitchen, which features partial wall tiling and includes a range of white goods comprising an integrated gas hob, oven and extractor hood, fridge/freezer, and freestanding washing machine.

The generous principal double bedroom is quietly positioned and benefits from two traditional press cupboards, providing excellent built-in storage. A second bedroom offers further flexibility as a guest room, home office or study and is fitted with a bed incorporating useful under-bed storage, together with an additional storage cupboard. Completing the accommodation is a stylish shower room featuring partial tiling and wall panelling, fitted with a contemporary rainfall shower. A separate WC adds further convenience and practicality.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, residents enjoy access to a well-maintained shared rear garden, providing a pleasant outdoor space to relax and unwind. On-street parking is available to the front by way of permit and metered parking

Viewing

By appointment through Neilsons (0131 625 2222).





Location

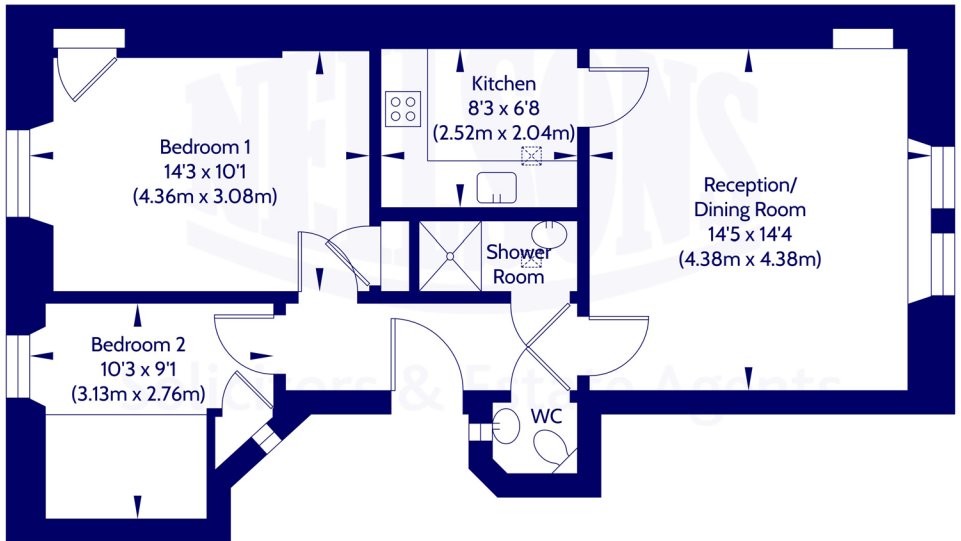
The property forms part of the desirable Marchmont district of the city, lying to the south of the city centre and within easy reach of neighbouring Morningside, Bruntsfield and Newington. Excellent local amenities are on hand including a variety of specialised shops, cafes, bistros, bars and restaurants. 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 55 Sq M / 588 Sq Ft.

3rd 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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