



COULTERS[©]

WELCOME TO:

LIVINGSTONE PLACE

8/3 Livingstone Place, Marchmont, Edinburgh, EH9 1PA



LIVINGSTONE PLACE AT A GLANCE:



Leafy Marchmont location



Ground floor apartment



Bright and comfortable accommodation



City Centre in walking distance



Minutes from The Meadows



The University of Edinburgh nearby

EXTRAS:

All fixtures and fittings, including; blinds, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

This is an appealing one-bedroom apartment in Edinburgh's leafy Marchmont. On the ground floor of a traditional tenement, the well-planned interior provides a comfortable, light, and airy home. Wonderfully positioned, residents can spend sunny afternoons at the Meadows, a picturesque thoroughfare to the Old Town and the University of Edinburgh, or enjoy the array of bars, restaurants, and retailers that this vibrant neighbourhood offers.

- An open living/kitchen overlooking the private front garden. The simple yet stylish interior includes a shelved Edinburgh press and white blinds.
- Kitchen with grey shaker style wall and floor units, white splashback tiling, worktops, and freestanding appliances including a fridge, oven, and hob.
- Good-sized carpeted double bedroom with a built-in Edinburgh press, shutters, and a custom-made wardrobe.
- Modern partially tiled shower room with WC and washbasin built into vanity.
- Electric heating and single glazing throughout.
- Private front garden with decorative stones, and a well-kept shared rear garden mainly laid to lawn with drying areas.
- Secure entry system.
- On-street (permit) parking.





LOCATION, LOCATION, LOCATION:

Marchmont is a highly popular area south of Edinburgh's City Centre. Moments from The Meadows, the property enjoys access to tennis courts, peaceful walks, and picnic spots. In addition, Bruntsfield Links and Holyrood Park are both a short walk and provide further picturesque open green space.

Discover excellent recreational amenities at The Royal Commonwealth Pool or practice your swing at the 18-hole Prestonfield Golf Club with picturesque views of Arthur's Seat. Experience the newly refurbished B-listed Warrender Swim Centre with its heritage Victorian pool, gym with state-of-the-art fitness equipment, and relaxing sauna. Visit fashionable restaurants in nearby Bruntsfield like Kora and The Chop House;

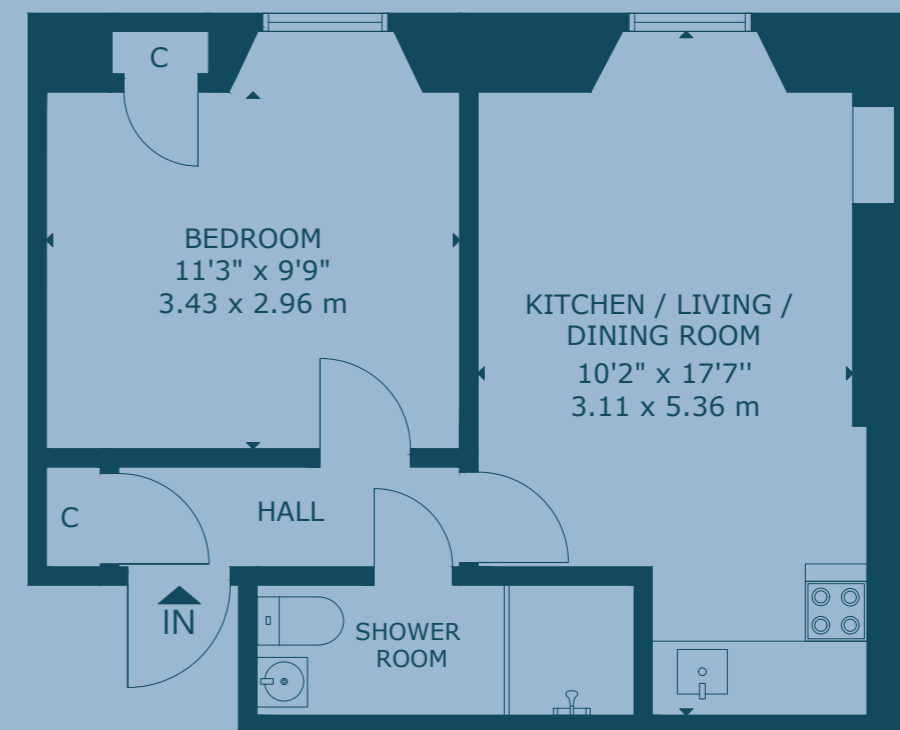
bars such as The Earl of Marchmont, Black Ivy, and The Argyle, or enjoy coffee and a light bite at Café Artista and The Birchwood Café on Marchmont Road.

For everyday shopping, there is a conveniently located Margiotta, and Sainsbury's Local along with the legendary Victor Hugo Deli. Neighbouring Morningside, Newington, and Tollcross offer further amenities including a Waitrose, and Marks and Spencer Simply Food.

It is an ideal location for the University of Edinburgh, and Edinburgh College of Art, both within walking distance. Whilst access to the City Centre is a leisurely walk, regular bus services take less than twenty-minutes.



FLOOR PLAN:



GROUND FLOOR

8/3 Livingstone Place, Marchmont, Edinburgh, EH9 1PA

Approx. Gross Internal Area

405 Sq Ft - 37 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
HEAR FROM YOU:

✉ enquiries@coultersproperty.co.uk

☎ 0131 603 7333

🌐 coultersproperty.co.uk

