



1/11 Livingstone Place
Marchmont, Edinburgh, EH9 1PB



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1/11

Livingstone Place

Bright and spacious top floor flat, beautifully presented, with stunning views, situated in the ever popular Marchmont area of Edinburgh.

- Welcoming hallway with secure entry system and useful storage cupboard
- Bright and spacious sitting room with feature fireplace
- Contemporary dining kitchen
- Master bedroom with feature fireplace
- Good sized double bedroom
- Useful box room currently used as a dressing room
- Modern three piece bathroom
- Period features
- Double glazing and gas central heating



Asking price: £360,000

Home Report: £375,000

EPC Rating: E

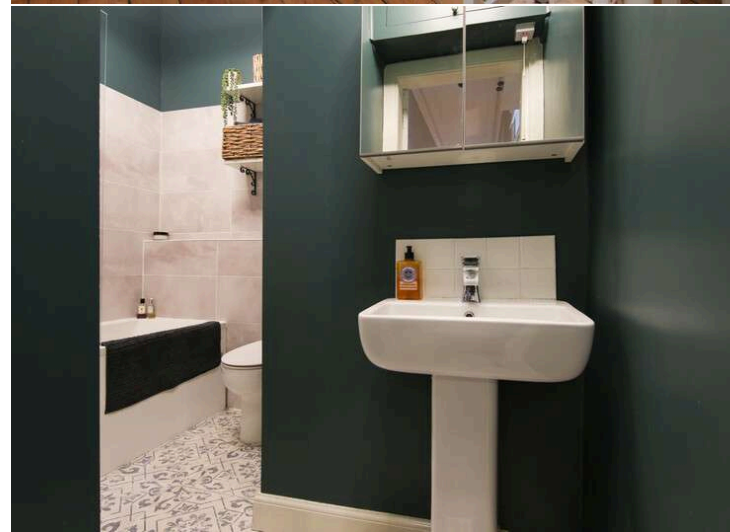
Council Tax: D

Tenure: Freehold

Beautifully presented, top floor two bedroom property that has stunning views over the Meadows and Edinburgh's skyline.

Entered via a secure entry system, the property opens into a bright and spacious living room with feature fireplace and original period features with views out over the Meadows. There is a contemporary dining kitchen, master bedroom with feature fireplace, second generously sized double bedroom, useful box room (currently set up as a dressing room) and modern three piece bathroom. The property further benefits from double glazing and gas central heating. Externally the property enjoys shared communal gardens.

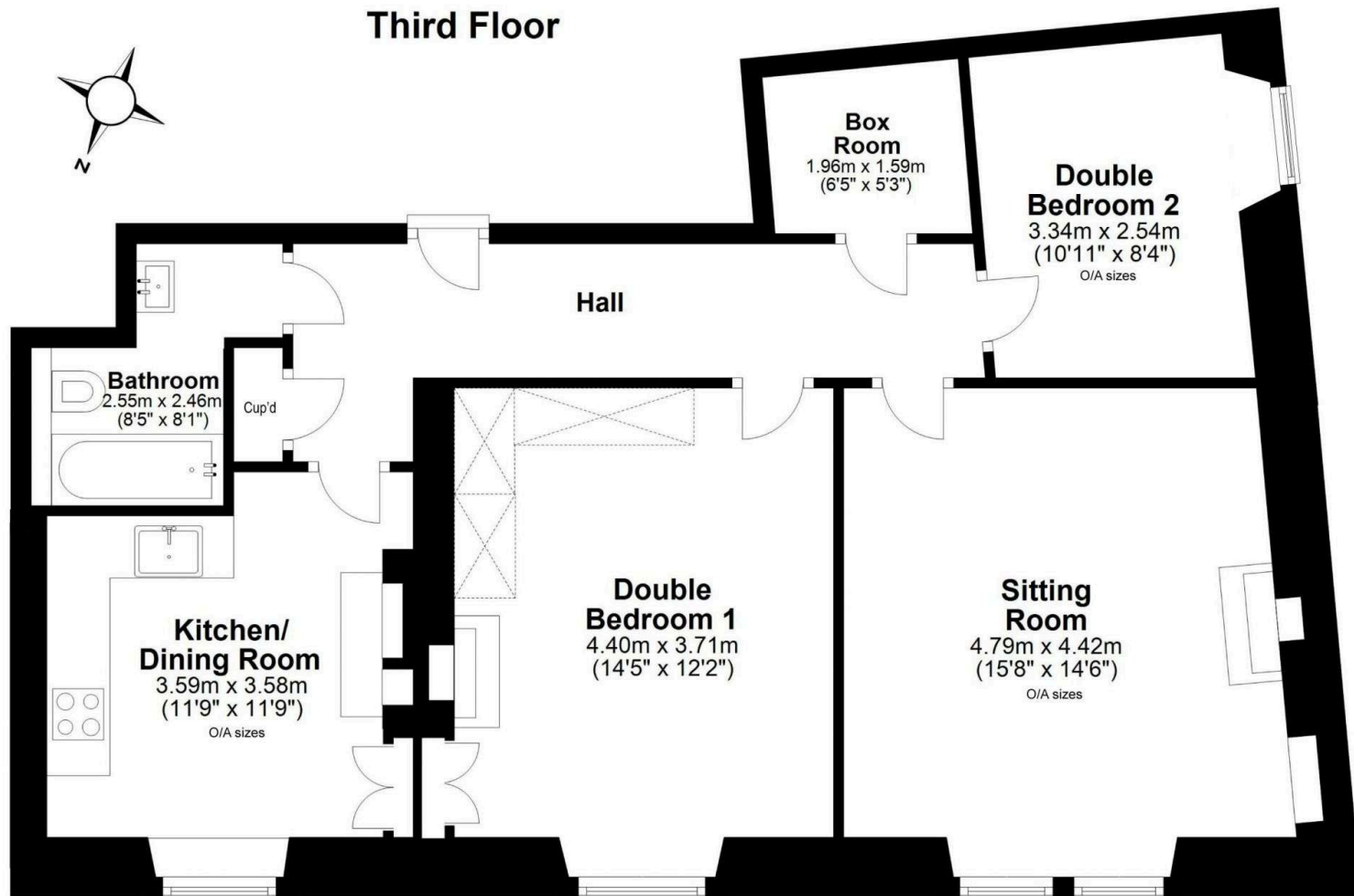
Extras: All fitted carpets, curtains, curtain poles, light fittings, hob, oven, fridge freezer and washing machine are included in the sale price.







Marchmont is a highly sought-after area, situated approximately a mile south of Edinburgh's city centre. It offers a wide variety of local amenities including convenience and speciality shops, along with a number of coffee shops, bars and restaurants. It is a short walk from the Meadows and Bruntsfield Links where facilities include children's playgrounds, tennis courts, a bowling green and a pitch and putt. Excellent walks can also be enjoyed on Blackford Hill, Hermitage of Braid and in the Pentland Hills. Access to the city centre is easy both on foot and by bus. Excellent schooling is represented in both the state and private sector.



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