

17/6 Livingstone Place

MARCHMONT, EDINBURGH, EH9 1PE



HIGHLY DESIRABLE THREE BEDROOM SECOND FLOOR FLAT, MAKING FOR AN IDEAL CITY CENTRE RESIDENCE



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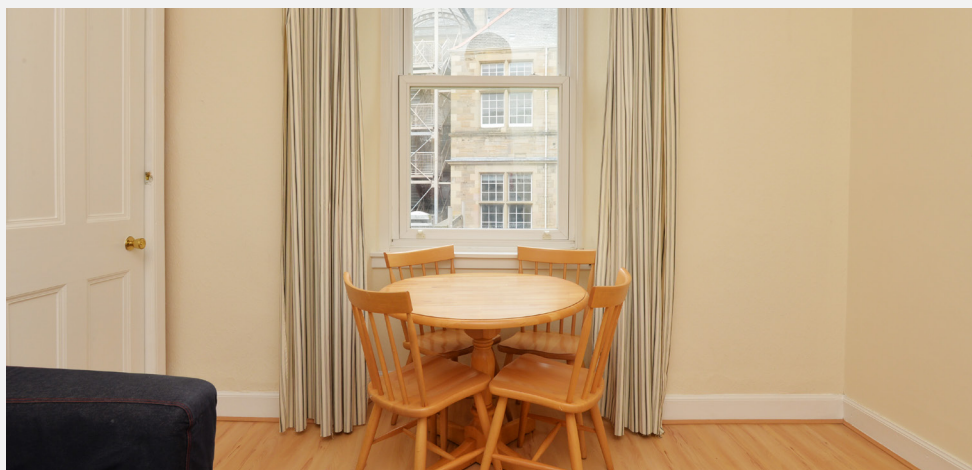
An excellent opportunity has arisen to acquire this highly desirable three bedroom second floor flat, making for an ideal city centre residence or buy to let investment. The property has a current HMO License and was previously achieving £1800 PCM.

Internally this accommodation is in good decorative order and has retained many of its original period features. It consists of an entrance hallway, three double bedrooms, a bathroom and an open plan kitchen reception with a storage cupboard. If utilised as a two-bed, the largest of the bedrooms would make a fantastic living room.

The property benefits from sash and case style uPVC double glazed windows and gas central heating for extra warmth and comfort. There is a bright west facing communal garden and secure entry system. On-street parking is by Resident Parking Permit or in pay and display bays.

The property is presented to the market CHAIN FREE.

the kitchen







bedroom 2



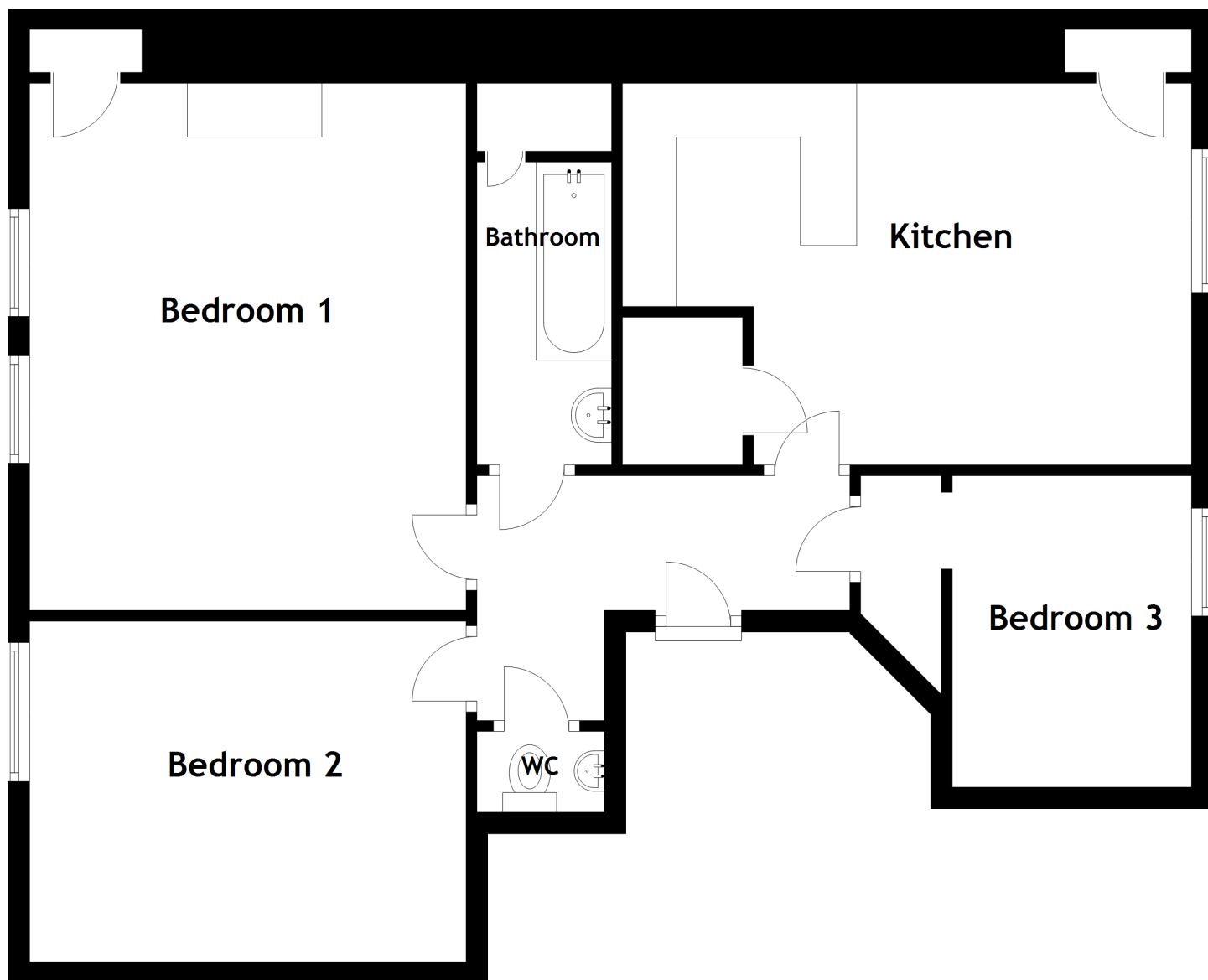


bedroom 3





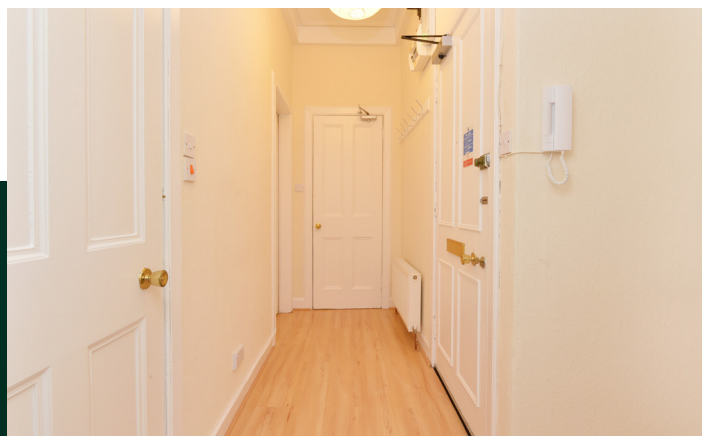
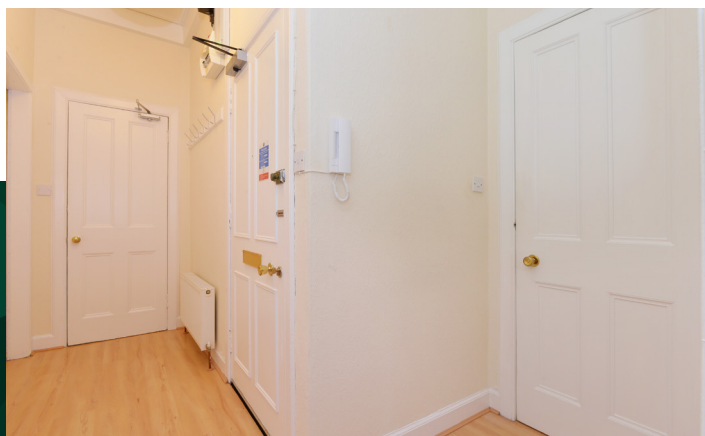




Approximate Dimensions

(Taken from the widest point)

Kitchen	5.28m (17'4") x 3.54m (11'7")	WC	1.18m (3'11") x 0.75m (2'6")
Bedroom 1	4.89m (16'1") x 4.05m (13'3")	Gross internal floor area (m ²): 72m ² EPC Rating: C	
Bedroom 2	4.05m (13'3") x 3.16m (10'4")		
Bedroom 3	2.89m (9'6") x 2.22m (7'3")		
Bathroom	2.85m (9'4") x 1.25m (4'1")		



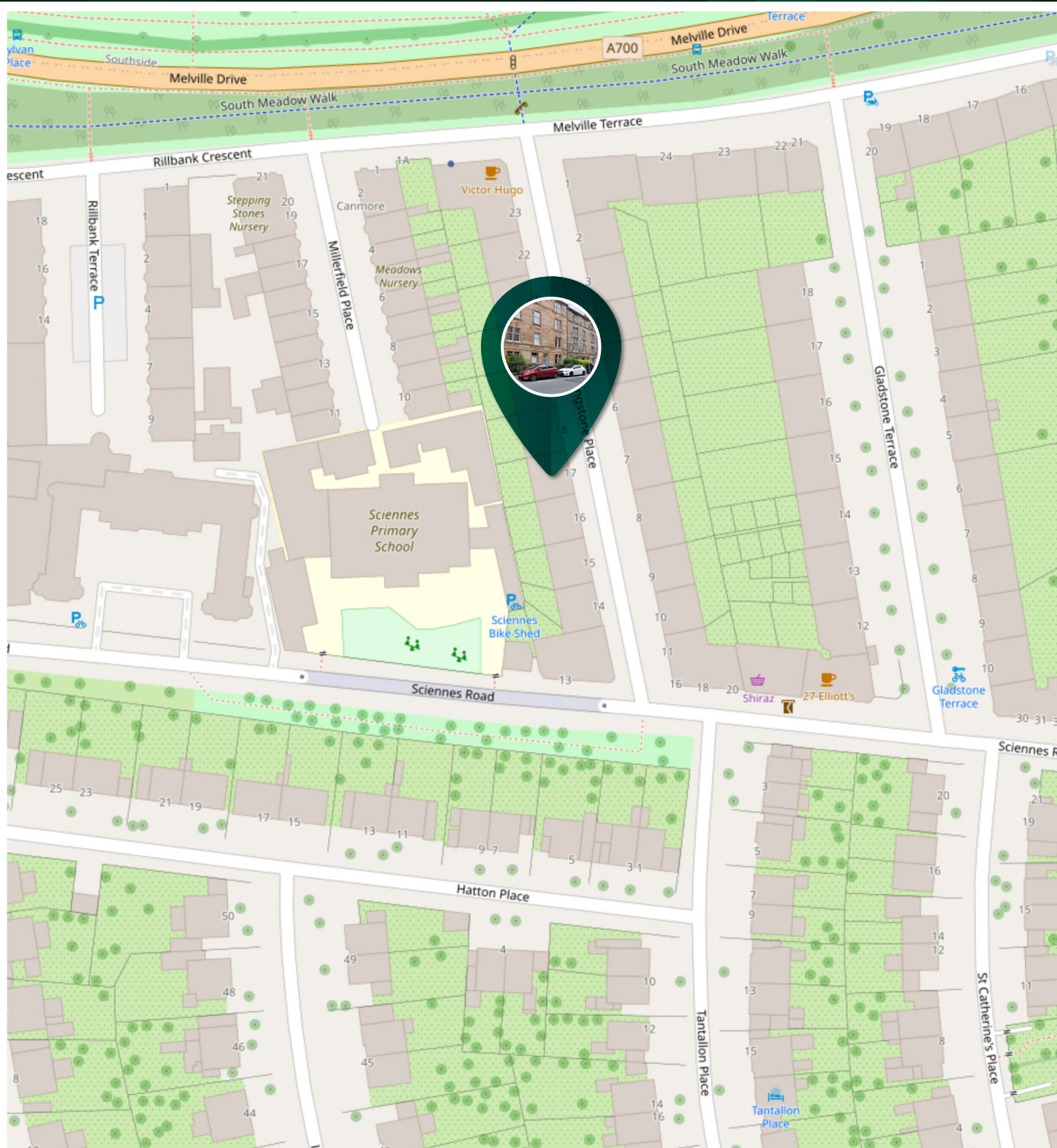


Marchmont is an extremely popular location which is situated approximately a mile south of Edinburgh's city centre. It offers a wide variety of local amenities, convenience and speciality shops with services including hairdressers, doctors, dentists, and chemists.

There are also pubs, trendy cafes, fast food outlets, independent wine merchants and popular restaurants whose reputation extends beyond the area. The local fishmonger is a legend in the city. The property is a short walk from the Meadows and Bruntsfield Links where you will find children's playgrounds, tennis courts, a short hole golf course and cricket pitches. Excellent walks can be found on the nearby Blackford Hill, the Hermitage of Braid and Holyrood Park. The Warrender Swim Centre is a short walk away and the Meadows are perfect for jogging and other leisure activities.

There are three regular bus services running through Marchmont going to the city, Morningside shopping area and the Royal Infirmary. The City Bypass is nearby, and this connects to the motorway network for easy exit from the city in all directions.

The Location



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THE SUNDAY TIMES
THE 2021 TIMES



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