





# Marchmont

EDINBURGH, EH9 1PA

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.





# 9/3 Livingstone Place

MARCHMONT, EDINBURGH, EH9 1PA

An excellent opportunity has arisen to acquire this highly desirable two-bedroom first-floor flat, making for an ideal city centre residence or buy to let investment.

Internally this accommodation is in excellent decorative order. It consists of an entrance hallway with a storage cupboard. The bright and spacious lounge has a window to the front of the building, ornate period cornice, and modern laminate flooring. There is ample space for a dining table as well as soft furnishings. The kitchen benefits from an electric hob, extractor hood, oven, fridge and machine.

There are two spacious bedrooms, both carpeted for comfort.

The bathroom has a shower over the bath and wet wall behind the bath and wash hand basin. There is a separate toilet compartment with WC, and wash hand basin.

The property benefits from gas central heating, uPVC double glazed windows. There is a bright, well-maintained communal garden, accessed via the common stairway. On-street parking is by Resident Parking Permit or in pay and display bays.

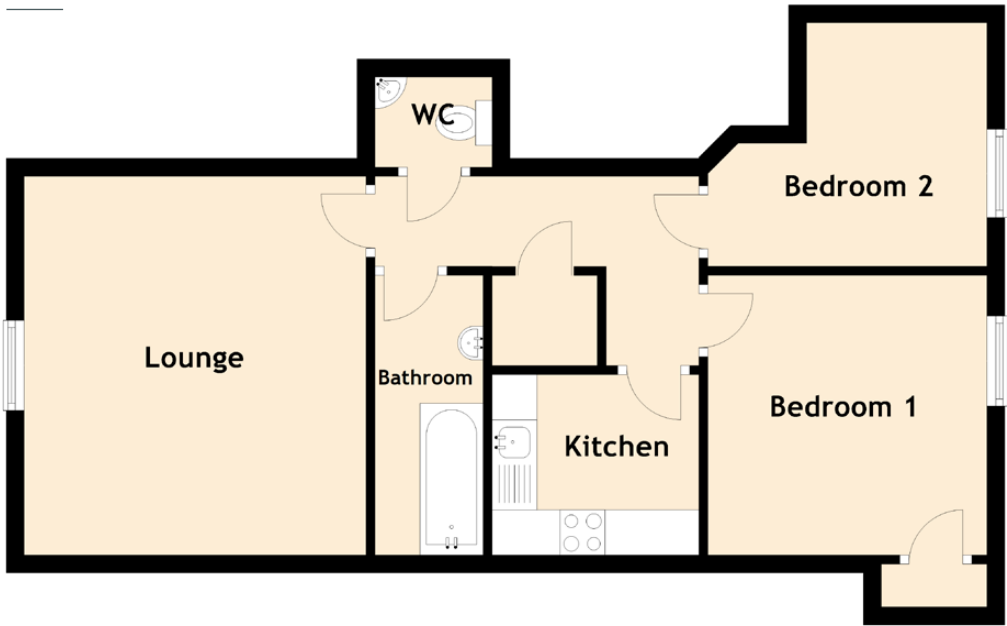






# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.20m (13'9") x 3.80m (12'6")
Kitchen	2.30m (7'7") x 2.00m (6'7")
Bedroom 1	3.10m (10'2") x 3.10m (10'2")
Bedroom 2	3.10m (10'2") x 2.70m (8'10")
Bathroom	3.10m (10'2") x 1.20m (3'11")
WC	1.30m (4'3") x 1.00m (3'3")

Gross internal floor area (m²): 52m² | EPC Rating: C

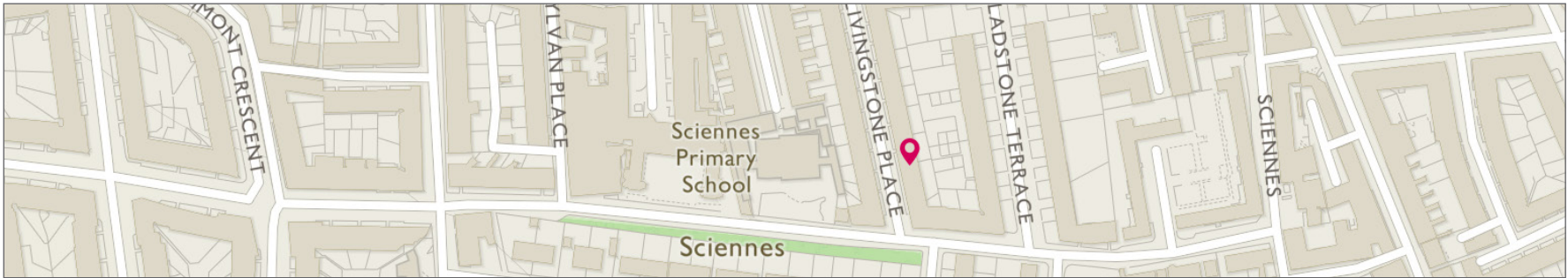


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