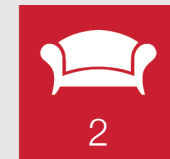




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## 1/1, Livingstone Place,

Marchmont, Edinburgh,  
EH9 1PB





## Summary

Enjoying enviable proximity to The Meadows, this spacious tenement ground-floor flat in Marchmont is sure to appeal to a wide range of buyers, such as city professionals, first-time buyers, couples, young families, downsizers and rental investors. The charming flat comprises two versatile reception rooms, a fitted galley-style kitchen, a double bedroom, a modern shower room, and some lovely retained period features. Outside, Livingstone Place offers buyers controlled on-street parking, a private front garden, and a well-tended shared rear garden with outdoor seating space. All maintenance and repairs of communal areas are taken care of by the very active Residents' Association. Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

## Features

- Ground-floor flat near The Meadows
- In the sought-after Marchmont conservation area
- Neutral interiors with lovely period details
- Entrance hall with storage
- Sunny living room with feature fireplace
- Dining room with built-in storage
- Modern galley-style kitchen
- West-facing double bedroom with fireplace
- Modern shower room
- Private front garden and communal rear garden
- Controlled on-street parking (Zone 7)
- Gas central heating system
- Traditional sash and case windows with working shutters



“This spacious ground-floor flat in Marchmont offers spacious and versatile accommodation with neutral interiors and lovely retained original details.”



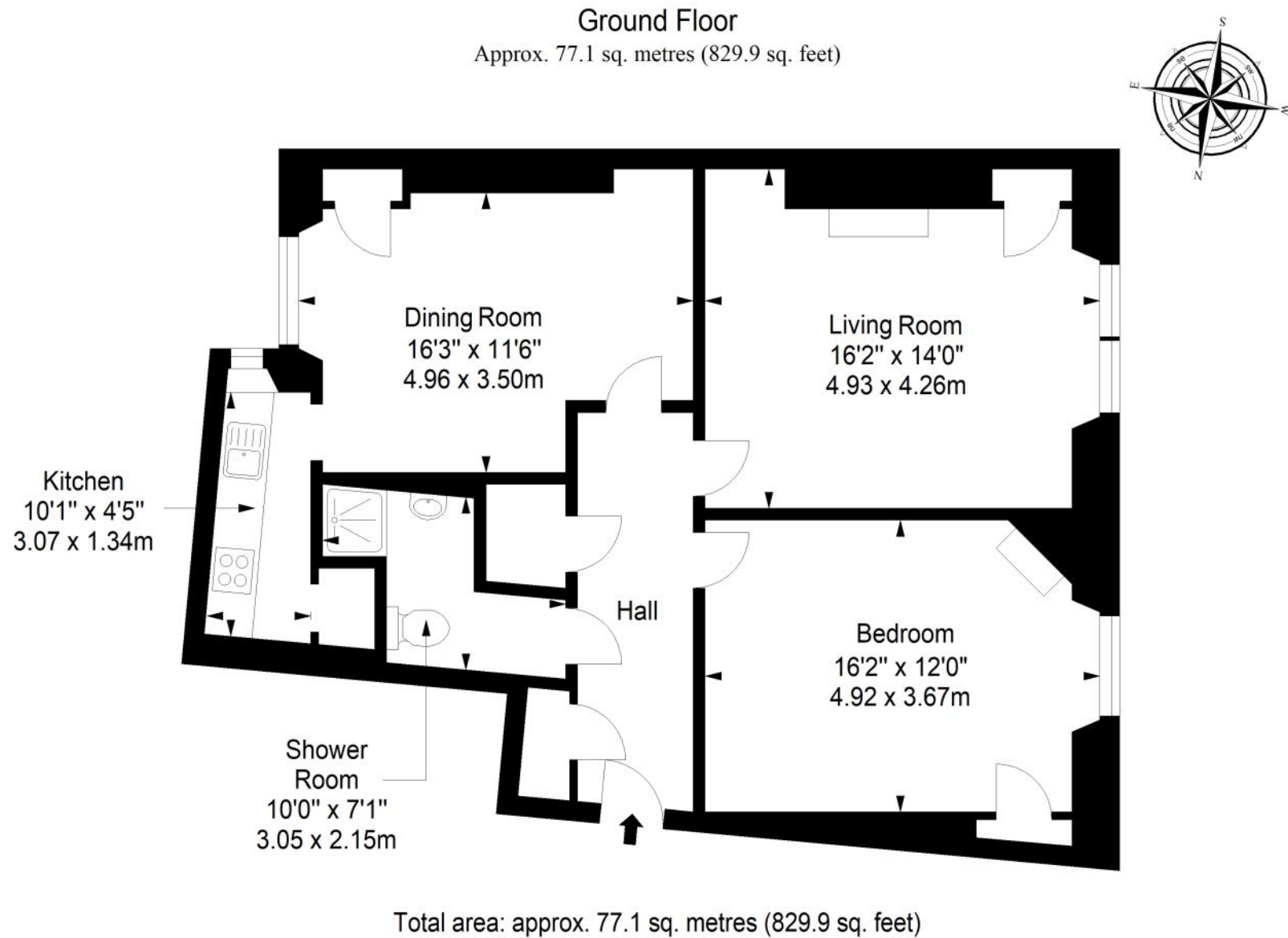




“The property comes with on-street parking, a small private front garden, and a well-tended communal garden with outdoor seating space at the rear.”



# Floorplan





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