



22/8 Livingstone Place,
Marchmont, EH9 1PD

Deans 
Solicitors & Estate Agents LLP

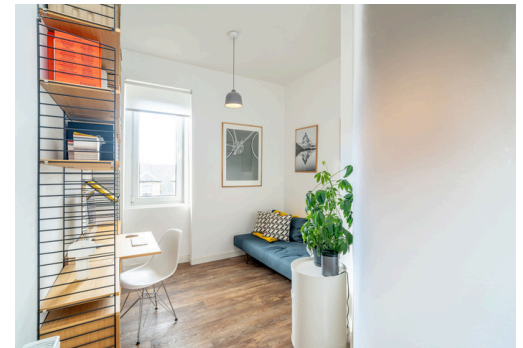


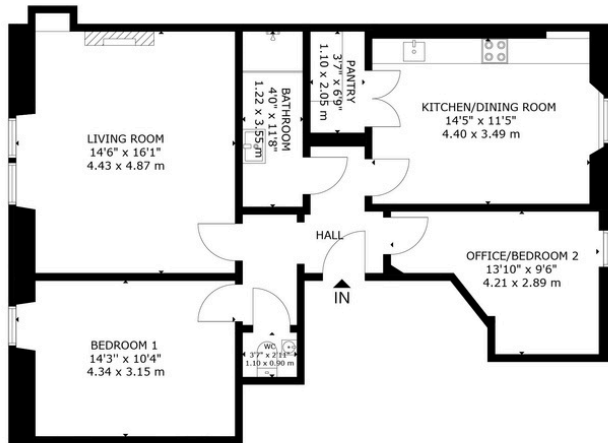
THIRD FLOOR FLAT

- Living Room
- Kitchen/ Dining Room
- Two Double Bedrooms
- Shower Room
- W.C.
- Communal Garden
- On-Street Permit Parking
- Double Glazed & GCH
- EPC Rating – D



This well-presented, dual aspect third floor flat forms part of a traditional Victorian tenement and tastefully couples modern interior design with attractive original features. The property is situated in a highly sought-after location in Marchmont, close to a variety of convenient amenities including supermarkets, artisan stores, popular cafes, bars and restaurants, highly regarded schools and Edinburgh University. Nearby there is lovely outdoor space at the Meadows and Bruntsfield Links. There are excellent transport links to city centre and surrounding areas. The accommodation comprises: welcoming entrance hallway, bright and spacious living room with period fireplace, separate, modern kitchen with space for a dining table and chairs, two good-sized double bedrooms, W.C. and shower room. Externally there is a well-maintained shared garden to the rear. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets/ floor coverings, curtains, oven, hob and fridge-freezer. All appliances included in the sale are sold as seen with no warranty provided.





THIRD FLOOR

22/8 LIVINGSTONE PLACE, MARCHMONT, EH9 1PD
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 857 SQ FT / 80 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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Your Property People.

0131 667 1900

mail@deansproperties.co.uk

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