



5/7 Livingstone Place,
MARCHMONT | EDINBURGH | EH9 1PB

warners
solicitors & estate agents



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Warners are delighted to present this exceptionally spacious and beautifully maintained one-bedroom top-floor flat with well-kept shared garden, set within the highly sought-after Marchmont area and within walking distance of the city centre. Located just moments from the picturesque open spaces of The Meadows, this elegant property enjoys easy access on foot to both Edinburgh University and the City Centre, making it ideal for professionals, academics, or anyone seeking the vibrancy of city living combined with green space tranquillity.

Accessed via a well-kept communal stair with secure entry system, the flat effortlessly combines charming period features with stylish modern upgrades. The welcoming entrance hallway leads to a bright and generously proportioned living room with traditional features such as an Edinburgh press, ornate cornicing and fireplace. The modern dining-kitchen currently comprises a gas hob, double oven, fan, fridge/freezer, dishwasher and washing machine. The bedroom is well-proportioned with stunning views of the Craggs and completing the accommodation is the bathroom with shower over the bath and a separate WC. The property also benefits from a beautifully maintained shared garden and permit parking.

- Prime Marchmont location near the Meadows and Edinburgh University
- Spacious top-floor flat with elegant features
- Well-proportioned bedroom
- Spacious living room with traditional features
- Modern kitchen with integrated appliances
- Well-kept rear shared garden
- Permit parking

Council Tax: D , Energy Rating: D

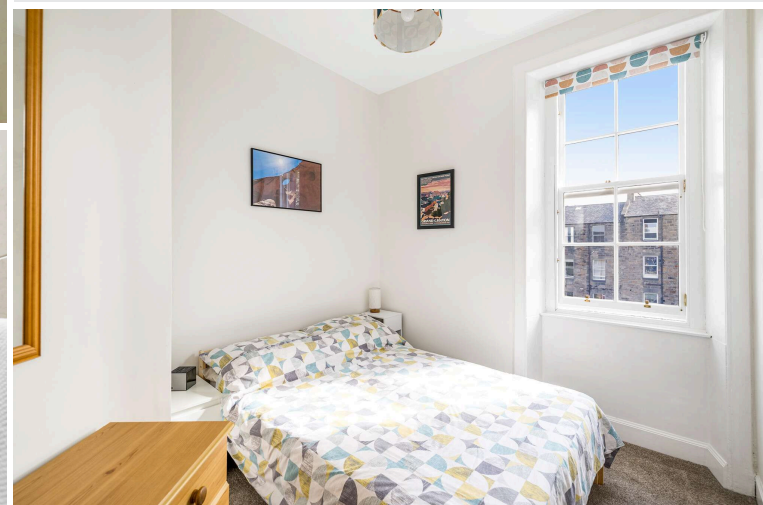
Cost of stair-cleaning is shared between the flats. £3.50 every two weeks per flat

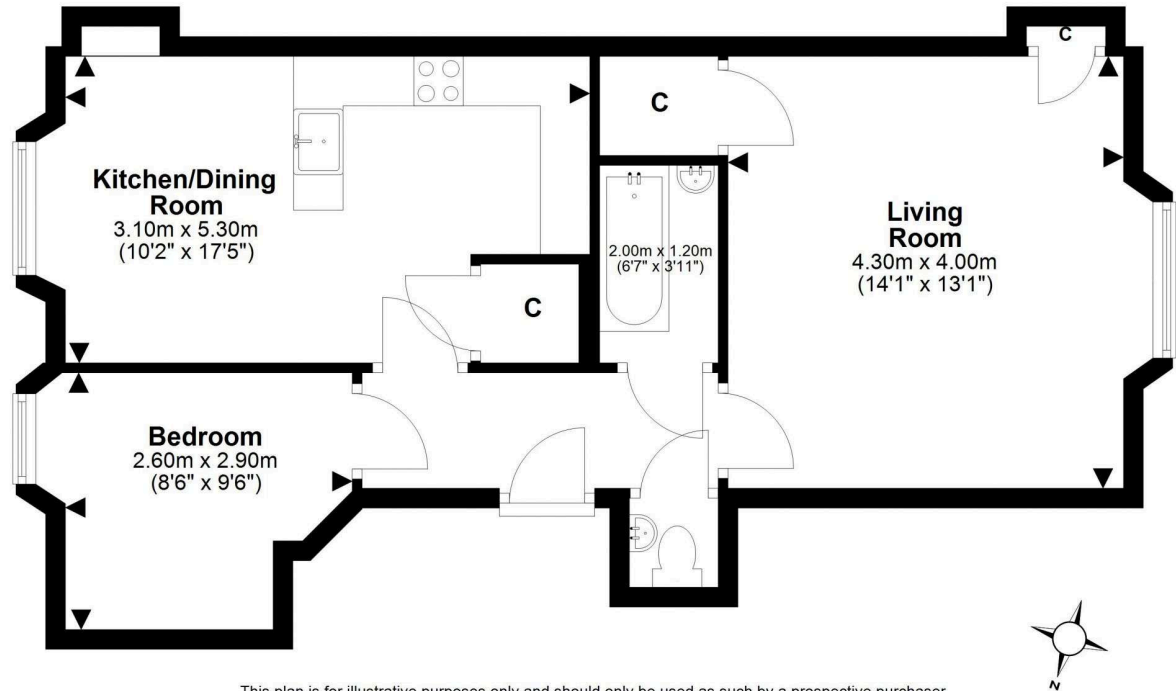
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras: Fixtures and fittings, bedroom blind, oven, hob, fridge, freezer, dishwasher and washing machine.

Marchmont is one of Edinburgh's most desirable areas, being close to the city centre, the city's main financial core and both Edinburgh and Napier Universities. The vibrant district is surrounded by the exclusive areas of Bruntsfield and Merchiston, whilst the open expanses of Bruntsfield Links and the Meadows are just a leisurely stroll away. There is an abundance of bars, restaurants and cinemas, all within walking distance. The city centre itself can be accessed in a matter of minutes by car or public transport. There is good quality schooling, both in the public and private sectors, whilst the city by-pass and main motorway networks are easily accessible.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.